



Lauderdale & The Old Workshop



Lauderdale & The Old Workshop, Hopperstyle

Bickington, Barnstaple, Devon EX31 2LB

Local amenities and bus services nearby. Roundswell Business Park/ Sainsburys etc about 1 mile

Available together or separately - Two detached former commercial buildings with consent to adapt as a 4/5-bedroom house and 3-bedroom bungalow, respectively in favoured residential location.

- Lauderdale, consent for;
- 4 bedrooms, 3 Bathrooms
- Hall, Sitting Room, Study/Bed 5
- Open plan Kitchen/Dining/Family Room
- Garage & Utility area, Garden
- The Old Workshop, consent for;
- 3 Bedrooms, 2 Bathrooms
- Hall, Sitting Room, Study/Bed 4
- Open Plan Dining Room/Kitchen Room
- Double parking bay, Garden

Informal Tender £600,000

SITUATION AND AMENITIES

In a popular residential area, in the sought-after village of Bickington, within easy reach of all local amenities including schools, Barnstaple Centre and the A361 North Devon Link Road. The village of Bickington offers an excellent range of local amenities, shops and bus services, also within close proximity of the Regional Centre of Barnstaple which is just two miles to the East. Nearby there is the Roundswell Retail Park including Sainsburys, Lidl and Aldi supermarkets, which is 1 mile to the Southeast. The property is close to the Tarka Trail linking Braunton to Meethe, forming part of Devon's Coast to Coast cycling and walking route. Barnstaple is located on the banks of the rivers Taw and Yevo and houses the areas main business, commercial, leisure and shopping venues as well as live theatre and district hospital. The coast is easily accessible at the popular Estuary villages of Instow and Appledore as well as Westward Ho!. Further afield, Croyde and Woolacombe are within about half an hour's drive, as is Exmoor National Park. The North Devon Link Road is close by and runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway provides a fast service of trains to London, Paddington, in just over two hours. The nearest international airports are at Exeter and Bristol.

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed bids. The target date is noon on Friday 10th February, 2023. Tender forms are available from the selling agents.



GUIDE PRICES

Lauderdale - Offers in excess of £325,000

The Old Workshop - Offers in excess of £275,000

DESCRIPTION

Planning permission was granted on the 21/01/2022 under North Devon Council Planning reference 74382 for conversion of redundant funeral home and related buildings, to form two independent dwellings with separate access points and associated works. The previous application was approved on the 17/10/2018 for demolition of the funeral home and associated buildings, together with erection of three dwellings under planning reference 65723. It is considered that the existing buildings are simply too good to demolish, they are of traditional construction and the main structures are already in place, allowing for adaptation to create the accommodation provided for in the planning consent mentioned above. Full details of the planning and associated documentation area available to view on the North Devon Council Planning Portal, using the planning references provided.

LAUDERDALE

Has consent to create a detached two storey chalet style property which would provide the following versatile accommodation.

GROUND FLOOR - Entrance hall, sitting room, open plan dining/living room/kitchen, inner hall, master bedroom with en-suite, second bedroom, shower, WC, study/bedroom 5.

FIRST FLOOR - Landing, 2 further bedrooms and shower room.

Externally there will be an attached garage and utility room, ample additional parking and scope to create a front garden with pleasant views over roof tops to open countryside.

This property is potentially inhabitable whilst being converted.

THE OLD WORKSHOP

With consent to create a detached single storey property which would provide the following accommodation.

Entrance hall, sitting room, open plan dining room/kitchen, utility room, study/bedroom 4, 3 bedrooms (1 en-suite), family bathroom.

Externally there will be a double-parking bay, courtyard front garden and enclosed rear garden.

We understand that an application is in place to drop the kerb of the pavement to access the proposed parking bay.

SERVICES

All mains' services are either on site, or will be connected.

Although the properties are available separately, together they could be ideal for dual occupation by parts of the same family or for an owner to live in one and to rent out the other on a holiday let basis or Assured Shorthold Tenancy as an investment.

SPECIAL NOTE

Lauderdale may be mortgageable as it has an existing kitchen & bathroom.

However, The Old Workshop has neither of these facilities existing and is therefore unlikely to be mortgageable. Please check with your broker/lender before viewing/bidding.

DIRECTIONS

Leaving Barnstaple on the Bickington Road, cross straight over the Cedars roundabout. Continue in the direction of Instow and Bideford, pass a row of prestigious houses on your left, then a bus stop. Take the next left and turn in to Hopperstyle where The Workshop will be seen on the corner and Lauderdale first in after The Workshop on the right-hand side.



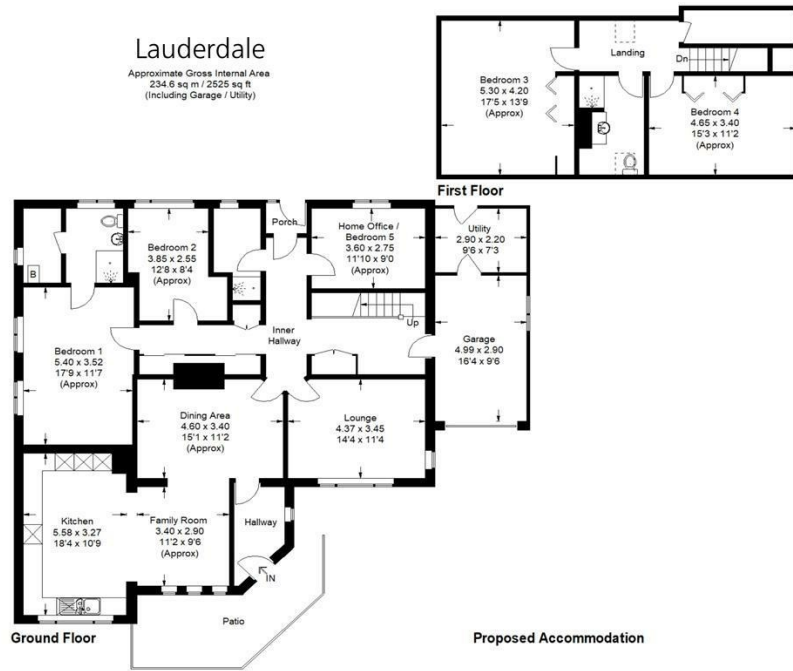


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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