STAGS



Building Plot

Building Plot, Woodhouse Farm, Queens Nympton, South Molton, Devon, EX36 4JH







South Molton 2.2 miles Barnstaple 13.2 miles

A large building plot in a stunning rural location on the edge of a former farmstead

- Detailed PP for a Detached Dwelling
- 215 sq m / 2,314 sq ft GIA
- Large Plot (0.24 Acres)
- Hall and Cloakroom
- Utility and Wet Room
- Open Plan Kitchen/Dining/Living Room
- 4 Double Bedrooms (All En-suite)
- Double Garage
- Freehold
- Council Tax tbc

Guide Price £185,000

Situation

The large building plot is set on the northern edge of a traditional farmstead located at the end of a private lane within an organic farm just over two miles from the popular market town of South Molton. The farmstead is beautifully set on the gentle, south-facing slope of the river Mole valley which offers some of the finest, unspoilt views in the area,
South Molton has a good range of shopping, social and banking facilities and amenities including schooling to secondary level. Dating from Saxon times, it has some fine buildings, interesting shops, a museum, stock market on Thursdays and a popular pannier market on Thursdays and Saturdays.
The A361 North Devon Link Road bypasses South Molton and provides access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway on the London Paddington line.

Description

Prior approval was initially granted for the change of use of the previous agricultural building on the site to a dwelling house under Class Q(A+B) in November 2022 (Ref: 76120). A subsequent planning application for the DEMOLITION OF BARN AND ERECTION OF NEW DWELLING AND ASSOCIATED WORKS was approved on 3rd April 2023 North Devon Council (Ref: 76694).

Please note the previous barn on the site was removed in spring 2023.

Approved plans for the spacious new dwelling (215 sq m / 2,314 sq ft GIA) provide for a HALL with CLOAKROOM off, UTILITY, WET ROOM, OPEN-PLAN KITCHEN/DINING/LIVING ROOM and TWO DOUBLE BEDROOMS (both EN-SUITE) on the ground floor with a galleried LANDING and TWO FURTHER DOUBLE BEDROOMS (both EN-SUITE) on the first floor.

Plans also provide for a detached DOUBLE GARAGE and parking to the side of the house.

The large plot provides ample space for a garden with the whole plot amounting to about 0.24 ACRES.

Full plans and associated documents are available for inspection on the North Devon Council Planning Portal at planning.northdevon.gov.uk

Services

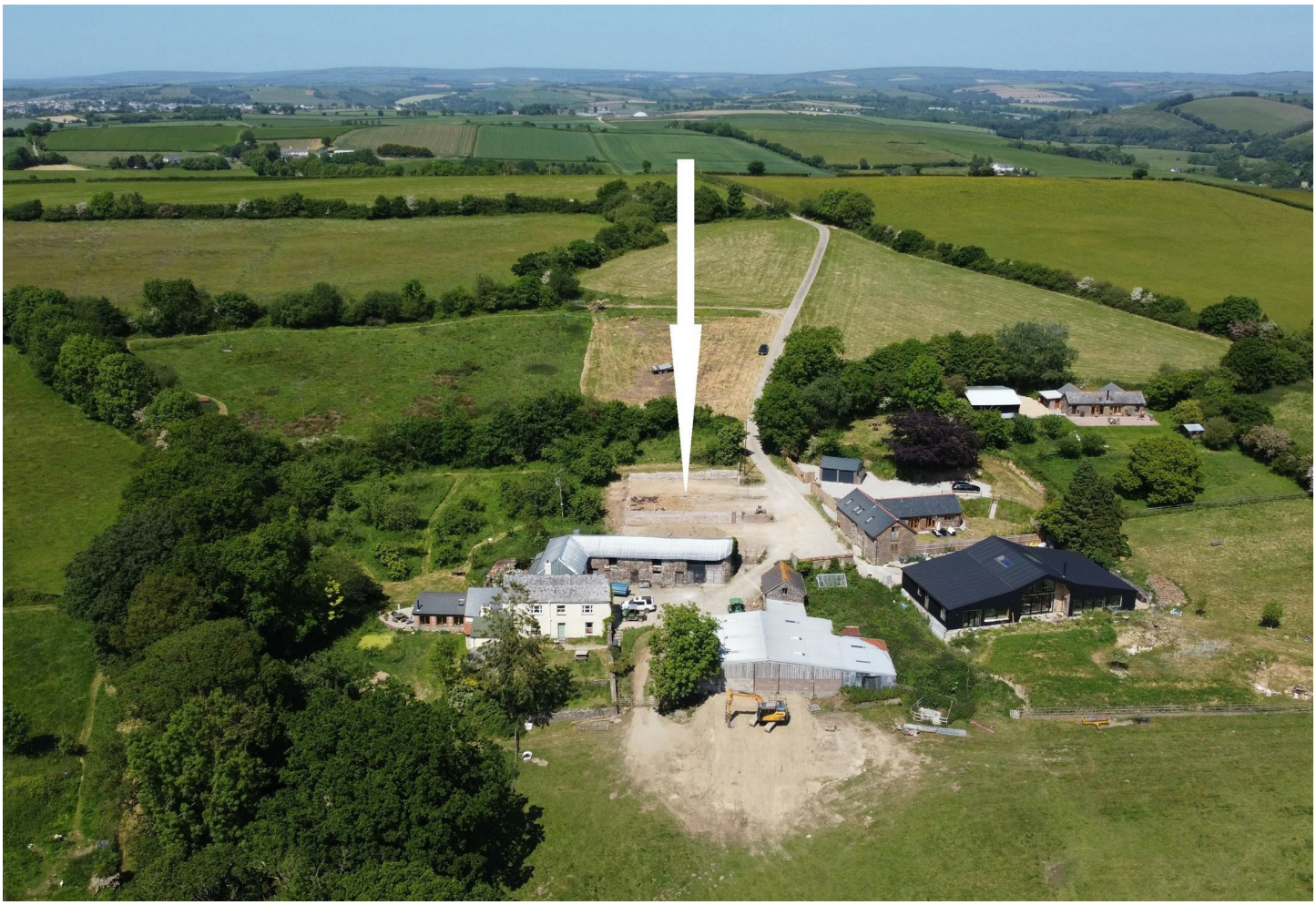
Mains water and electricity to the site. The purchaser to install a compliant drainage system.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton Square head along South Street (B3226) and take the fourth turning on the left into Alswear Old Road. Continue past South Molton Community College and after a further mile at Cheyney Cross turn right signposted to George Nympton. Stay on this lane for just over half a mile (ignore the next right turn to George Nympton) and take the next right turn onto the private lane signposted to Woodhouse Farm. Continue on the farm lane and the farmstead will be found at the end with the building plot on the first on the right.
What3words Ref: flexed.hoped.alcove

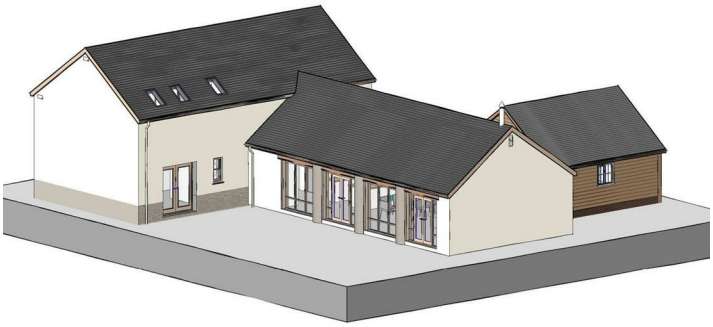








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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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