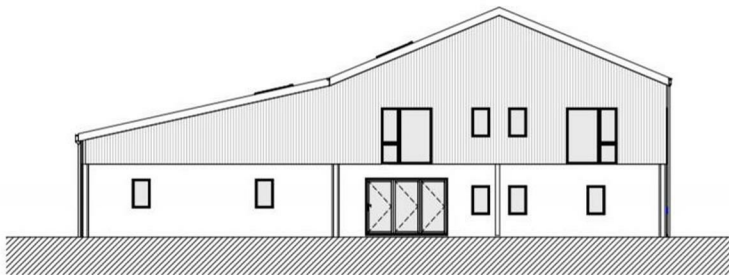




West Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100

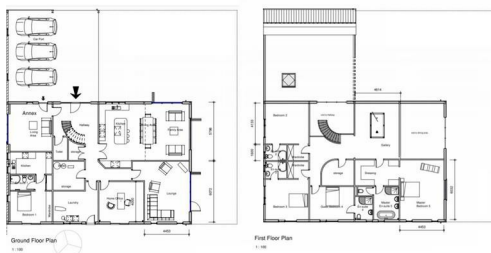


East Elevation
1 : 100



Barn at Alscott Gardens

Barn at Alscott Gardens, Alverdiscott, Devon, EX31 3PT



Great Torrington & Bideford 5 miles,
Barnstaple 7 miles, Westward Ho!/coast 8
miles

A detached barn with consent to create
a two storey contemporary 'Grand
Designs' style home with stunning
countryside views and 7 acres of land.

- Rare unique opportunity
- Detached 5000 sq ft barn
- Approved planning for two storey grand designs home
- Consent for 5 bedrooms (including an annexe)
- 7 Acres
- Quiet yet convenient location
- Stunning countryside views
- Sale by informal tender

Informal Tender
£275,000

SITUATION

Alverdiscott is conveniently situated within easy reach of Great Torrington town, the port and market town of Bideford and Barnstaple, the regional centre for commercial venues and transport links. The towns of Bideford and Great Torrington offer an extensive range of amenities including banks, butchers, bakeries, pubs and restaurants, various shopping facilities, post offices, pubs, primary school and secondary schools and supermarkets. The coastline at Westward Ho! benefits from a safe and sandy beach, with access to the South West coastal footpath, adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. Barnstaple has all the area's main business, shopping and commercial venues with good transport opportunities via the A361 connecting to the motorway network via junction 27 of the M5 or via rail and the Tarka Line. There is also a regular bus service from Alverdiscott to Barnstaple town centre for those commuting to work, for the train to Exeter or just heading into town for a few hours shopping.

DESCRIPTION

Alscott Barn is located in the Devonshire village of Alverdiscott prominently situated in an elevated position with stunning uninterrupted views over the surrounding countryside towards Exmoor in the distance. This is a fantastic opportunity to acquire this 5000 sq ft detached former agricultural barn which has approved Class Q planning consent to create a modern grand designs style home in a simply stunning rural setting with few near neighbours.

New Planning Laws in 2014, have altered the permitted development order and have created opportunities for certain qualifying farm buildings to be converted into a dwelling(s). This former agricultural barn was granted permission on 18th January 2021 by Torridge District Council (TDC) the development under Class Q Prior Approval rules to create a two storey five bedroom contemporary home with garaging/carport. Copies of the paperwork relating to the permission are either available from the agents or from the Torridge District Council website using ref (1/1072/2020/AGMB).

According to the plans approved, the accommodation will briefly comprise a ground floor vaulted ceiling galleried hallway with storage and WC, open plan kitchen/dining/family room, separate living room, home office and laundry room. Also on the ground floor are provisions for a self-contained annexe with living room, separate kitchen and bedroom with en-suite bathroom. On the first floor, a large galleried landing which will look down onto the hallway and family area, four

double bedrooms each having an en-suite shower room and main bedroom benefiting from a dressing room and en-suite bathroom.

Externally, there are plans for an attached triple carport. The barn comes with 7 acres of sloping pasture, bordered by hedgerow and trees, enjoying countryside views towards Barnstaple and Exmoor in the distance.

SERVICES

Mains water, gas and electricity within the road. Provisions within the plans allow for a private water treatment plant to be installed within the grounds, however we understand there is an option to connect to the roads communal treatment plant subject to approval of the Alscott Gardens Residents company.

DIRECTIONS

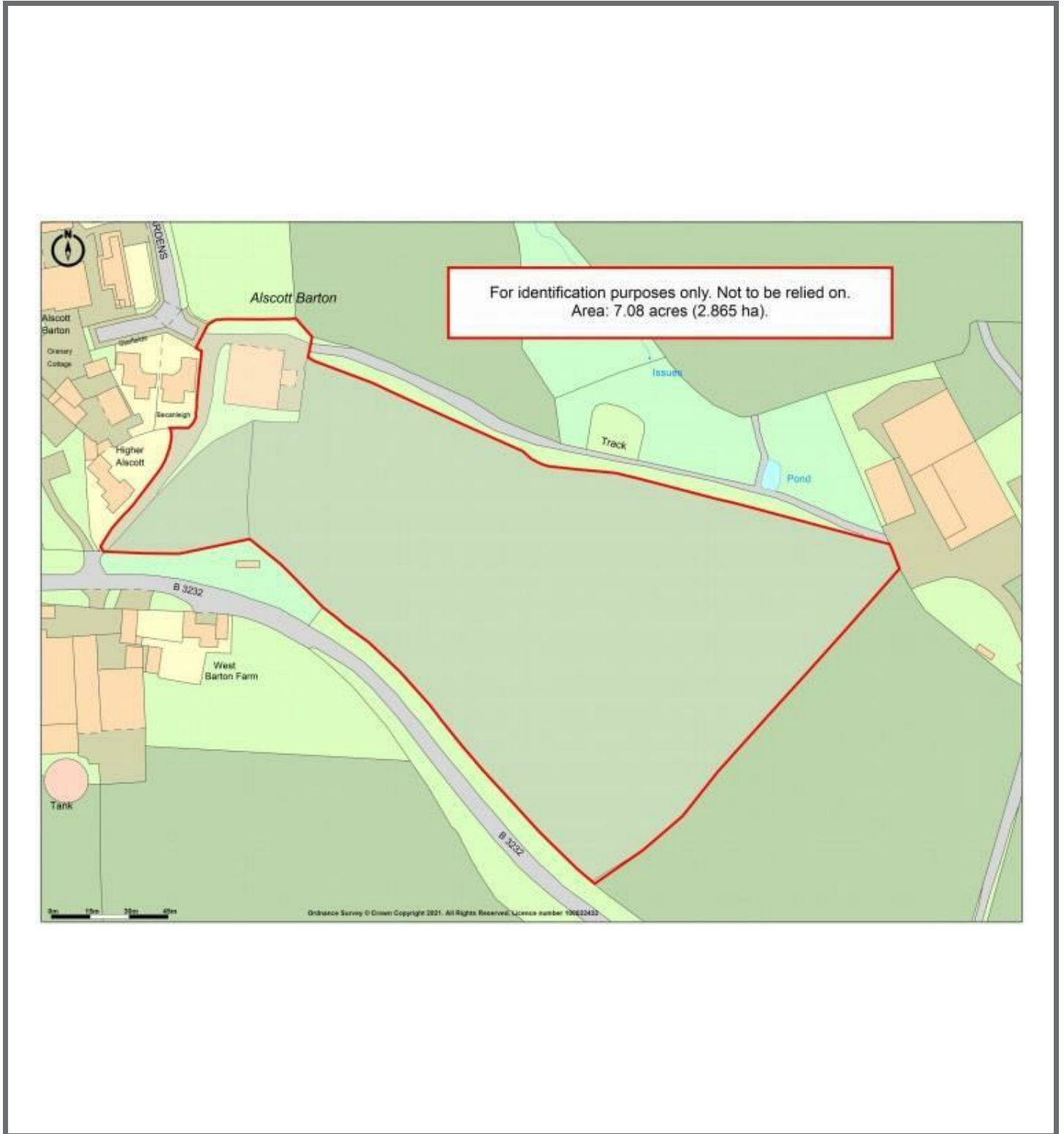
As you enter the village of Alverdiscott (from Barnstaple) take the first left hand turning into Alscott Gardens, opposite the chapel. At the end of the cul-de-sac, the track to the barn can be found on the left hand side.

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed Bids. The closing date for all tenders is noon on Wednesday 28/04/2021. Tender forms are to be submitted in writing and available from the selling agents, Stags Bideford.

The vendors reserve the right to consider offers prior to the due date and the right not to accept the highest or any offer. Should an offer be accepted we will require from you proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. (Please refer to the informal tender form) This will be online check undertaken by Stags.





These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		81
69-80	C		
55-68	D		
39-54	E		
21-38	F	27	
1-20	G		
<small>Net energy related - higher saving costs</small> England & Wales		<small>EU Directive</small> 2002/91/EC	<small>Energy</small> 81

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