

Killarney Springs

Youlstone, Morwenstowe, Bude, Cornwall



Jackson-Stops
& Staff



People **Property** Places

Unique opportunity to acquire a building site for a 'Grand Design' of just over 65 acres, in fabulous, rural surroundings

- Unique Opportunity to Acquire a Site for a 'Grand Design'
- Private Position with Far Reaching Countryside Views
- Just Over 65 Acres with Existing Buildings and Lakes
- Available as a Whole or as a 15 Acre Site

Location

The site is situated within easy access of the beautiful North Cornish coast, enjoying delightful, rural surroundings. The site of the house is privately situated, away from the small access lane, enjoying privacy as well as a tranquil setting. The year round resort and coastal town of Bude is a much sought after location, due to its superb sandy beaches, which are excellent for surfing, large tidal swimming pool, entertainments, good shopping facilities and excellent restaurants offering numerous opportunities for al-fresco dining overlooking the sea. There are also a range of leisure pursuits, including the Cornwall Golf Course, and local tennis and bowls clubs. The site is located with easy access to the rugged North Devon coastline as well, with the pretty villages of Welcombe and Hartland within easy access.

Mileages

- Bude – 9 miles
- Bideford – 17 miles
- Holsworthy – 13 miles
- Barnstaple – 26 miles



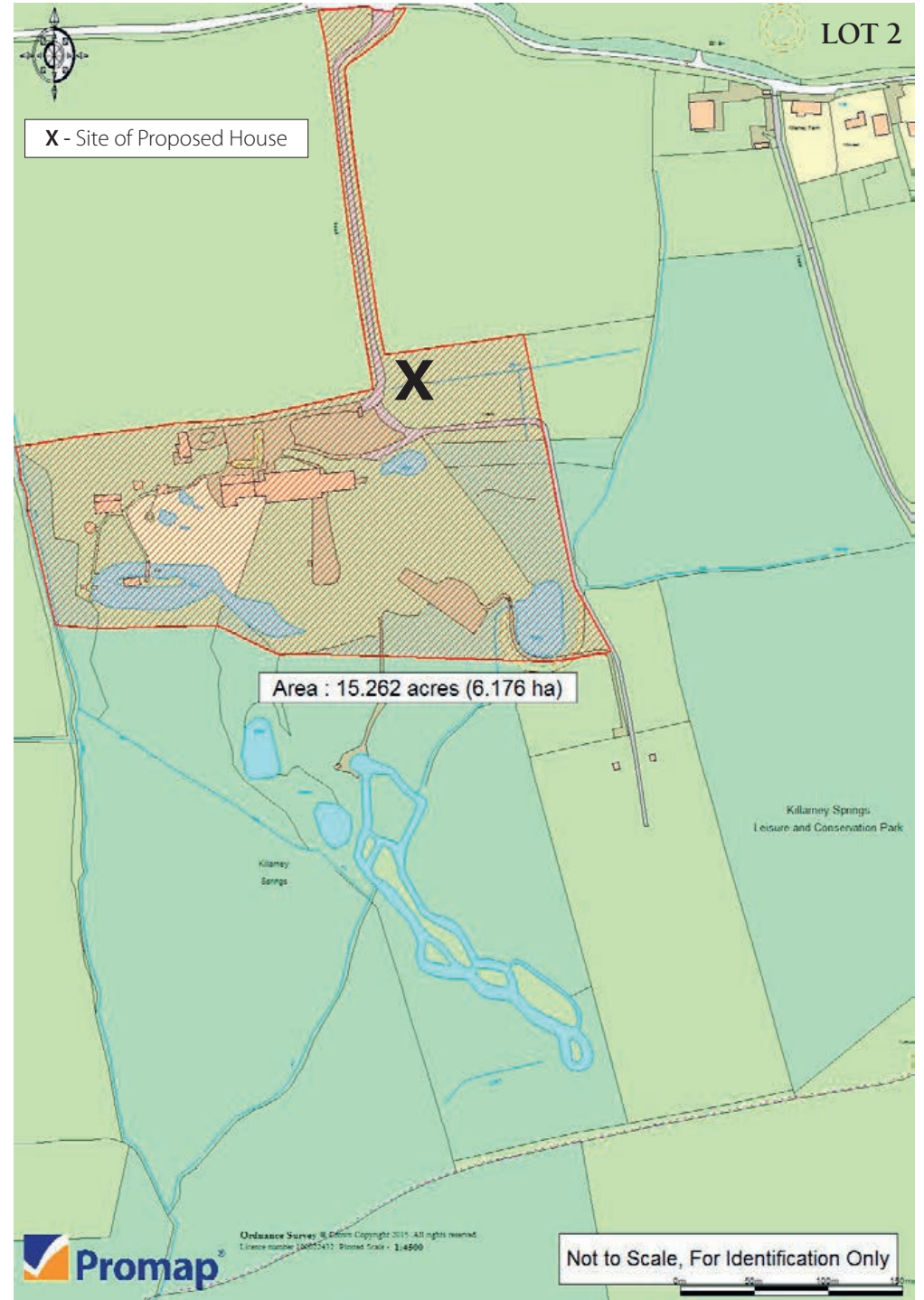
The Property

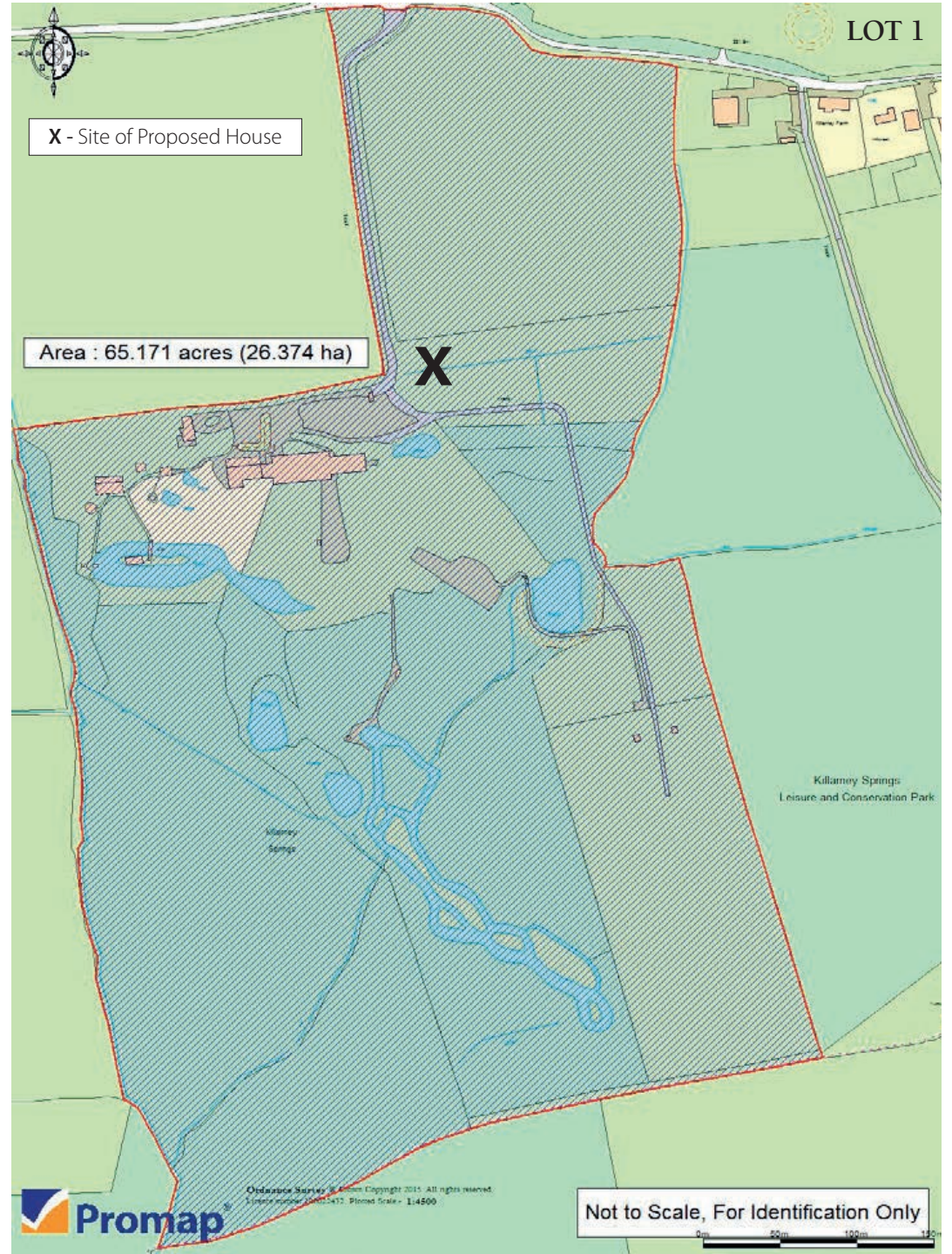
A unique opportunity to acquire a freehold site of just over 65 acres, with outline planning permission to create a 4,000 square ft. residence that would enjoy panoramic views over the surrounding countryside. Building sites of this calibre rarely become available to the open market, and can only be appreciated by further investigation. Already on site are a range of barns

that offer potential for a variety of uses. The proposed site of the property would benefit from seclusion and privacy from the small, country access lane, as well as enjoying views over the surrounding land and countryside. The land is mainly laid to pasture, with a range of small ponds and lakes. The vendor of the site is offering it for sale in two lots; Lot 1 is the whole 65 acres, with

Lot 2 being circa 15 acres, including the site for the house and the range of barns, and one small lake. The exact boundaries of this 15 acres would need to be agreed, but there is an indication in the plans included within the brochure.







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Planning

In 2008, planning permission was granted to replace the existing dwelling with a 9,500 square ft. 'huf house', and convert the existing leisure buildings into an indoor manège and stabling (Ref: E1-2007-02280). In 2011, an extension time was granted (Ref: PA10-08579). The vendor is currently going through the planning process for outline planning permission for the relocation of the site for the previously approved single dwelling. The reference number is PA14-11192, and further details of this process and stage can be gained from the agents.

Property Information

Services: Mains electricity, private drainage and water.

Local Authority: North Cornwall District Council,
Higher Tenant Road, Wadebridge,
Cornwall, PL27 6TW.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as carpets, curtains, light fittings, mirrors, garden ornaments etc are specifically excluded, but may be available by separate negotiation.

Directions EX23 9PX

From Bideford, proceed on the A39 towards Bude. Stay on this road passing through the villages of Ford and Fairy Cross, Horns Cross, Bucks Cross and Clovelly Cross. Continue along this road until you pass The West Country Inn on your left hand side. Then continue for approximately 2.8 miles, and turn left at the Will Urquhart Ltd building, and proceed down this country lane, until you see the entrance to the property on the right hand side, with For Sale board clearly displayed.

Important Notice: Jackson-Stops & Staff give notice that:-

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

