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Building Plot At School House, Manor Road  
Landkey, Barnstaple, EX32 0JJ

A rare opportunity to acquire a garden plot with consent for  
an individual detached residence in favoured village location

Village amenities close by, Barnstaple 3 miles. Exmoor/The Coast 25 minutes.

• PP for Individual House • 5 Bedrooms, 3 Bathrooms • Hall, Sitting Room,  
Utility room • Kitchen/Dining Room • Double Garage, Garden • Conservation  
Area • Stone Finish Required • •

**Guide price £140,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION AND AMENITIES

Situated close to the heart of the village of Landkey, within a few minutes walk of all local amenities including primary school, shop, post office, popular pub and church. Barnstaple town centre is within easy driving distance and offers a range of shops, banks and leisure facilities. North Devon Link Road is also convenient and a excellent bus service operates in the area. A branch railway line links Barnstaple with Exeter St Davids and Exeter Central for excellent shopping facilities. North Devon's famous surfing beaches at Croyde, Saunton (also with championship golf course) and Woolacombe, as well as Exmoor National Park are all within about half an hour by car. The North Devon link road leads onto Junction 27 of the M5 motorway in about 45 minutes leading to the National Motorway network. Also at Tiverton, Tiverton Parkway provides a fast service of

trains to London Paddington in just over 2 hours.

## DESCRIPTION

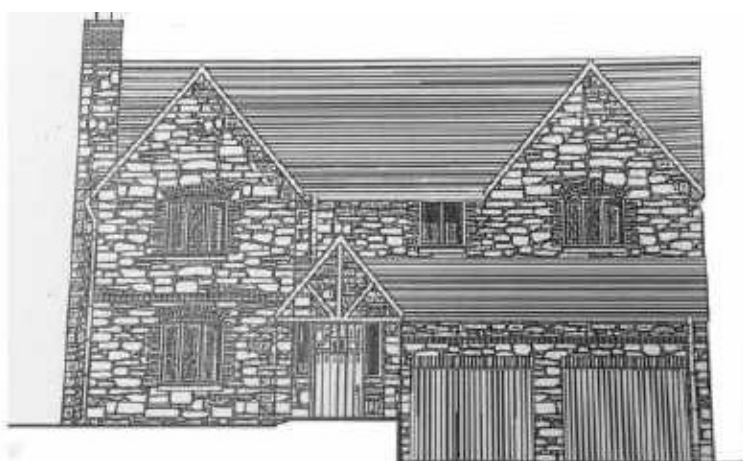
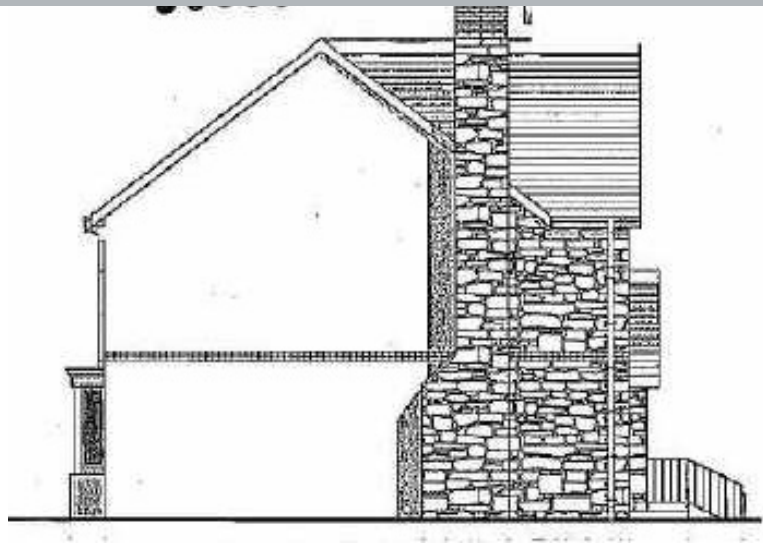
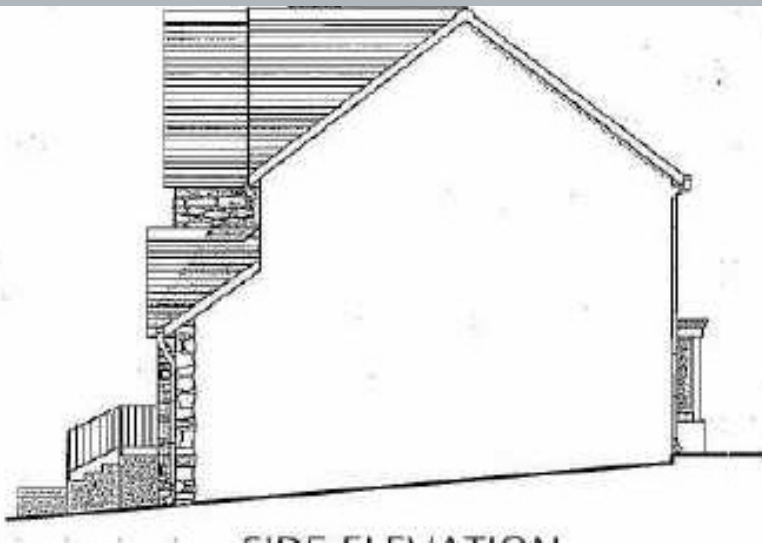
Planning Permission was granted by North Devon District Council on the 14th December 2015 for the erection of one dwelling under planning reference 59959. The consent and plans can be viewed on the North Devon Council planning tracker website using the above planning number as reference for access. The consent allows for the following accommodation:

### GROUND FLOOR

Entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, integral double garage.

### FIRST FLOOR

Landing, master bedroom with En-Suite, second bedroom with En-Suite, 3 further bedrooms and family bathroom.



FRONT ELEVATION OF PROPOSED HOUSE





## OUTSIDE

Externally there will be garden surrounding the new dwelling bounded by stream on one side and a new stone faced wall is to be built between the new build and the original property, which is pictured within these particulars. Interested parties should note that the site is within a conservation area and that the planning permission stipulates that the new build will be constructed in a similar style i.e. Walls render with natural random stone, windows and doors in timber and roof of natural slate.

## SPECIAL NOTE

The existing proposed access is to be shared with the adjoining school house but the owners of this are prepared to discuss separate access points subject to planning and negotiation.

## VIEWINGS

Strictly and only by appointment with the sole selling agent please.

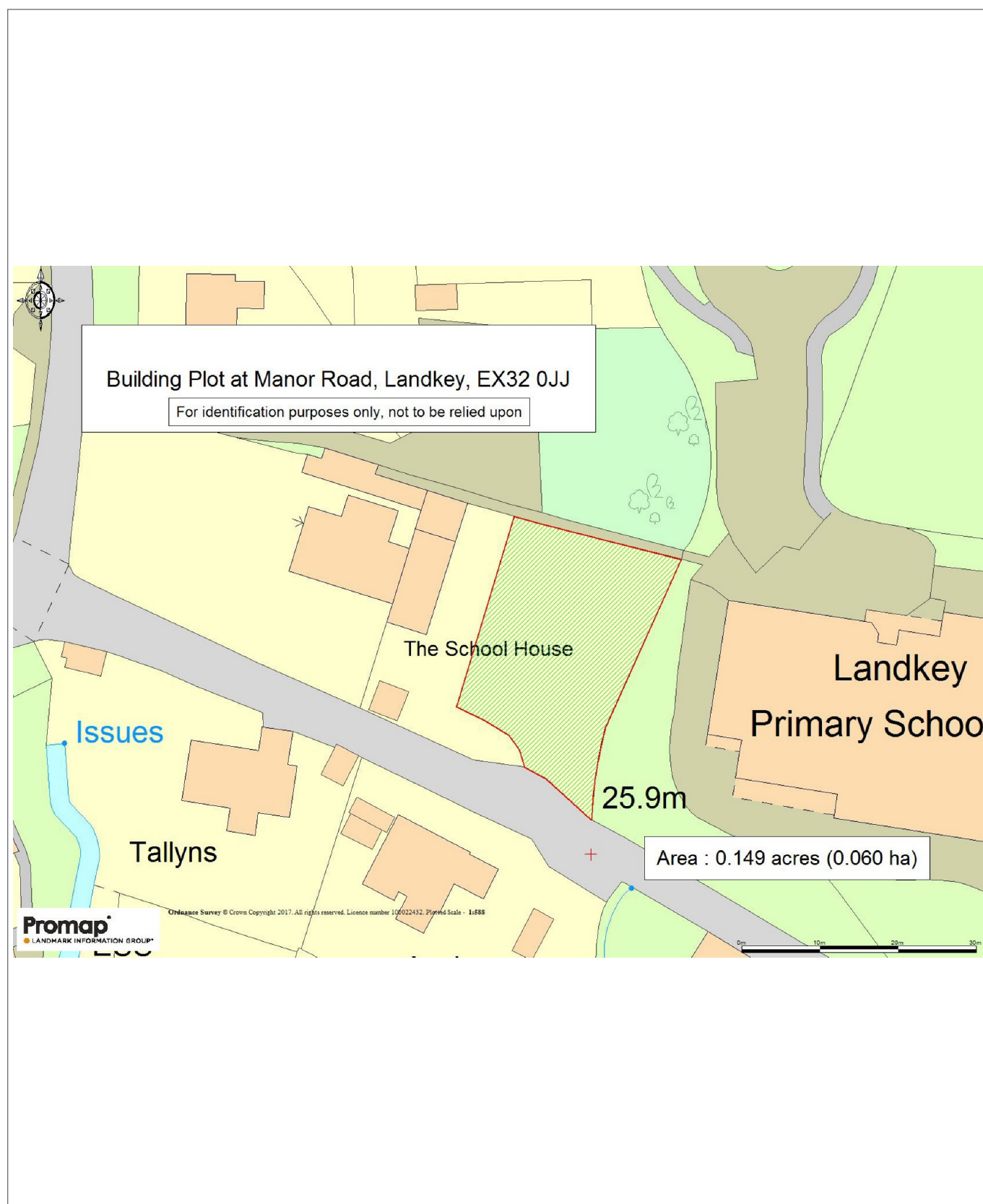
## SERVICES

All main services are available nearby.

## DIRECTIONS

From the link road take the Landkey road, ignore the turning to Newport and take the next right into Vicarage road, follow the road down to the T Junction and here turn left where the entrance to the property is within a short distance on the left hand side, identified by our for sale board.





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