



The Granary



# The Granary

Cross, Croyde, Devon, EX33 1PL

Croyde/Georgemham/Putsborough/Woolacombe/Saunton, all within 15 minutes

A detached former stone granary already converted but with PP to remodel in quiet semi rural location close to favoured Croyde village

- A Rare Opportunity. Prime Location
- Kitchen, Shower Room
- Sitting Room & Deck
- Interesting and Quirky
- Ideal 2nd/Holiday Home
- Detached Stone Granary
- Studio bedroom/lounge
- Garage and Parking
- Secluded Garden
- Tender Date 4/12/20

## SITUATION AND AMENITIES

Cross is a quaint timeless hamlet situated between Croyde and Georgeham. Croyde is fast becoming one of the most sought after areas along the North Devon Coast in which to own property, equally popular with surfers and families this pretty seaside village offers, local shops, village inns, restaurants and a fabulous sandy beach. The equally renowned beaches of Putsborough, Woolacombe and Saunton (also with championship golf course) are also easily accessible, Georgeham village offers a reputable primary school. A little further afield there is access to Exmoor National Park. The Regional centre of Barnstaple is about 25 minutes by car and offers the areas main business, commercial and leisure venues as well District Hospital. At Barnstaple there is access to the North Devon Link leading on in a further 45 minutes or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.



## DESCRIPTION

The Granary comprises a detached former stone granary which has consent for residential use and is currently arranged as kitchen and shower room on the ground floor with studio bedroom/ lounge above and mezzanine area. Adjacent is a summer house utilised as a sitting room, there is an adjacent single garage, additional parking and reasonably good sized garden. Planning permission was granted by North Devon Council on the 8th November 2018 under planning reference 65582 for extension and refurbishment at the granary in line with plans which can be viewed on the North Devon Council planning tracker website entering the planning reference above.

There is vehicular access at the top end of the garden, this potentially releases the carport/garage for conversion to additional accommodation subject to planning permission. Furthermore there may even be potential to build above this again subject to planning & consents.

## SERVICES

Main drainage, electricity and water. There is a BT connection already in place, there is no heating as such but independent electric heaters have been used.

## METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed Bids. The target date is noon on Friday 4th December. Tender forms are available from the selling agents. The vendors reserve the right to consider offers prior to the due date. They also reserve the right not to accept the highest or any offer.

## SPECIAL NOTE

The property is currently tenanted, all viewing should be made strictly by appointment please via the selling agents. Stags, Barnstaple office 01271 322833. The tenant has the right to remain in the property until the 26th March 2021 therefore vacant possession will not be available until after this date.

## DIRECTIONS

From Barnstaple proceed on the A361 towards Braunton, at the cross roads at the centre of the village turn left and continue towards Saunton and into Croyde, pass through the Village bearing right towards Georgeham. Proceed along this road and after the sharp left hand bend pass the chapel on your left and the access track to the property will be found on the righthand side where you will see the property also on the right identified by our for sale board.



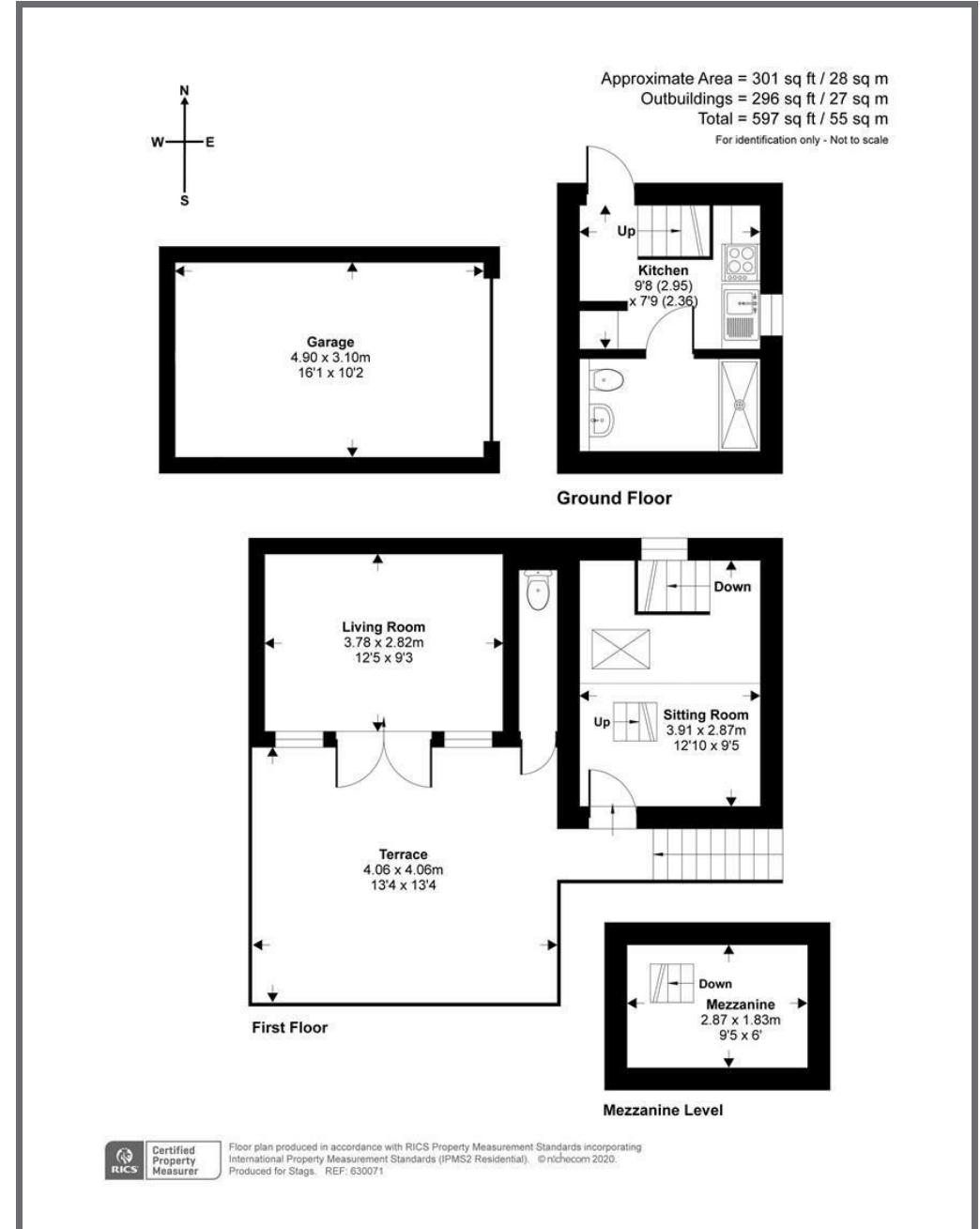


Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		6	93

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