



**Poachers Rest and Stone Barn, Cookbury, EX22 6NT** Guide Price **£150,000**

Available 7 days a week

# Poachers Rest and Stone Barn, Cookbury, Holsworthy, Devon, EX22 6NT

- Planning permission granted to convert a traditional stone barn to create a three-bedroom dwelling
- Forming part of a collective of four barns with planning permission granted, two of which are completed
- Idyllic rural setting with countryside views enjoyed
- Adjoining barn offering potential for conversion (STPP)

## Location

Situated on the edge of the charming hamlet of Cookbury, some 5 miles east of Holsworthy with its parish Church which has an unusual dedication to St John the Baptist and the Seven Maccabees and still has its 13th Century Tower and Chancel.

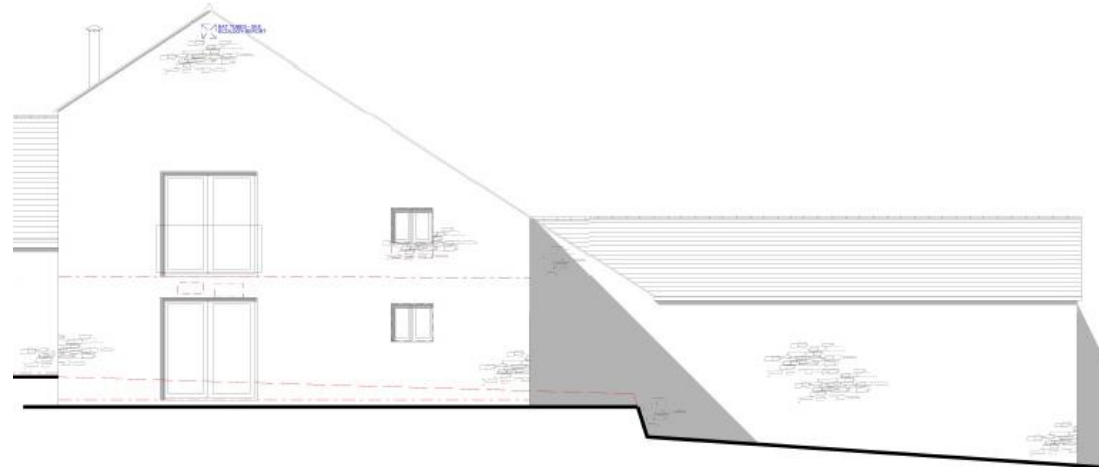
Holsworthy has a good range of shops, to include a Waitrose and Co-op supermarkets in addition to the Marks and Spencer petrol station. There are also some excellent local leisure facilities to include an 18 hole Golf Course, indoor swimming pool and sports hall. The wonderful North Cornish coastline is within 16 miles at Bude and offers a wide range of shopping, eateries, public houses and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

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## DESCRIPTION

An exciting development opportunity to create a three-bedroom two storey barn conversion in an idyllic rural setting. The traditional stone barn forms part of a larger collective of barns to be converted (two of which are completed) at Upcott Barton, set just outside of Cookbury. The property when constructed will provide three en-suite bedrooms including master with dressing room, open plan kitchen/dining/living room, utility room, office and WC. There is an adjoining stone barn offering further opportunity to convert, subject to gaining the necessary planning consents. The property would be accessed via a shared drive to the front of the property where there is a fenced off garden area with hardcore parking area to the side.

## ACCOMMODATION

The planned accommodation is as follows:

Bedroom One  
En-Suite  
Dressing Room  
Bedroom Two  
En-Suite  
Bedroom Three  
En-Suite

First Floor:  
Open plan kitchen/dining/living room  
Utility Room  
Office  
WC

## OUTSIDE

The property is approached over a shared drive to the front of the property. There is a fenced off lawn area to the front with hardcore area to the side offering parking a patio potential

## PLANNING

Planning consent the conversion of four barns to four residential dwellings was granted by Torridge Council under cover of application number 1/1277/2017/FUL. A full copy of the planning consent may be obtained from the Torridge District Council website.

Please note that two of the barns submitted under this application have since been completed.

## TENURE

Freehold.

## SERVICES

It is considered mains electricity and water are available in the vicinity. However, prospective purchasers must verify such availability and cost of connection for all services themselves. Private drainage will be required.

## DEVELOPER CHARGES

To our knowledge there is no on or off-site affordable contribution, Community Infrastructure Levy, Education or Transport contribution payable in respect of this site. Buyers must satisfy themselves prior to purchase with regards to any potential charges due.

## PROPOSED FLOOR PLAN

The proposed floor plans are not to scale and are for identification purposes only.

## LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

## DIRECTIONS

From Holsworthy take the A3072 Hatherleigh road and at Anvil Corner take the left hand turning, signposted 'Bideford/Cookbury/Thornbury'. Proceed on this road and after approximately ½ mile take the right hand turning signposted 'Cookbury' and proceed along this road for approximately ½ mile where the property will be found on the right handside.

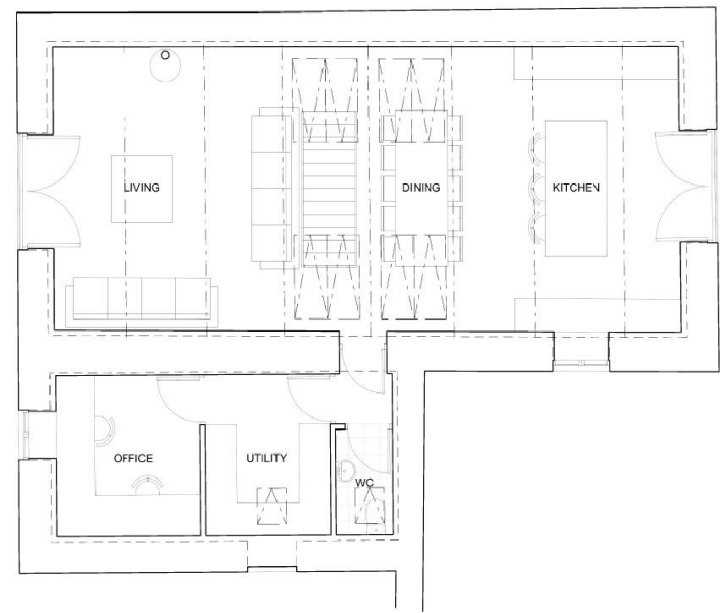
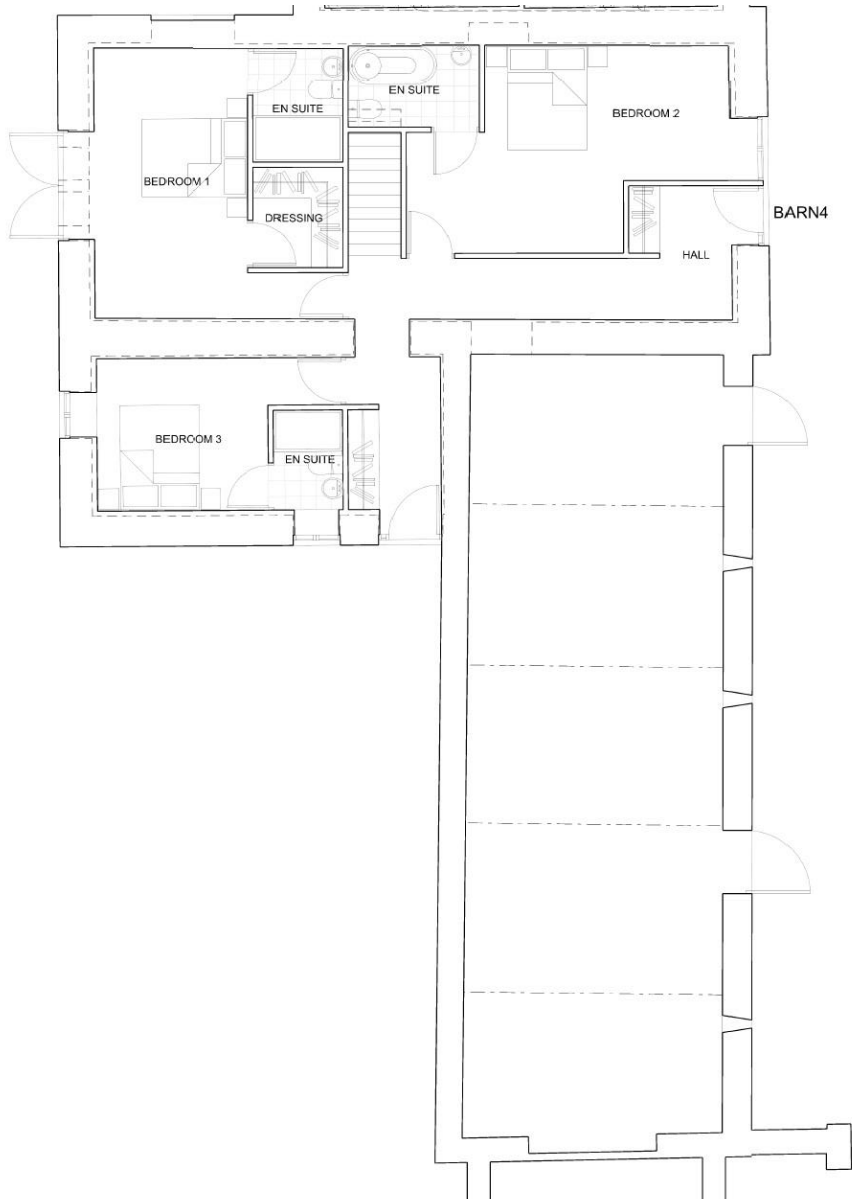
## WHAT THREE WORDS LOCATION

[///pulses.splint.hopefully](http://pulses.splint.hopefully)

## IMPORTANT NOTICE

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BARN 4  
FIRST FLOOR 1:100



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