





Cowles Investment Site, Landkey, Barnstaple, Devon, EX32 0JJ

GUIDE PRICE £1,250,000

- 6 Bed Substantial House
- 2 Bed Adjacent Cottage
- Garaging and Storage
- South Facing
- Barnstaple 2 Miles
- South Facing rural views
- Positive Planning Enquiry for Res Dev
- Walled Garden



A QUIETLY SITUATED SOUTH FACING 6 BED GENTLEMAN'S RESIDENCE WITH A WALLED GARDEN, 2 BED ADJACENT COTTAGE, GARAGING, STORAGE AND LAND WITH A POSITIVE PRE-APPLICATION ENQUIRY RESPONSE FOR RESIDENTIAL DEVELOPMENT THE WHOLE EXTENDING TO 0.4 ACRE. THE PROPERTY IS SET ON THE SOUTH WESTERN OUTSKIRTS OF LANDKEY VILLAGE WHICH IS APPROX 2 MILES FROM THE MARKET TOWN OF BARNSTAPLE .

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

As you approach Barnstaple on the A361 North Devon Link Road take the left turn to Landkey stay on the road and drop into the village where turn right at the War memorial into Manor road where the entrance to Cowles will be found on the left hand side through a gated access after a short distance.

COWLES HOUSE

This is a substantial dwelling with a South Facing walled garden which in itself provides a large family home in need of some updating has a characterful feel with many retained period features inc the stained glass and staircase to the first floor. The accommodation is well laid out and has had the benefit of recent electrical re wiring. The house is habitable but is in need of some updating and modernisation.

THE COTTAGE

This 2 Bed cottage sits adjacent to the main house and could be used as separate accommodation for dual family occupation or used for income generation for holiday lets or Air B&B with some improvement. The cottage has its own front door to the walled garden and sits adjacent to the Garaging and storage with potential for enlargement into the store area. This property has also recently been rewired. The accommodation is flexible laid out over two floors and requires some updating and modernisation.

STORAGE AND GARAGING

These buildings sit adjacent to the cottage and could be incorporated into the main Cottage or demolished to create more room for residential development and or parking and turning.





POTENTIAL DEVELOPMENT LAND/ Pre Application Enquir

Included within the curtilage of the property is a block of level land currently used as a car parking and turning area but which has received a positive pre planning response dated 6th Sep 2021 ref (ENQ/0859/2020 confirming that North Devon District Council would look favourably at Redevelopment of the site for residential purposes and/or use of site to gain access to adjoining land to the south. The report available from the Agent sets out the possibility of either three dwellings in the adjacent yard or the land used to provide access to the separately owned land to the south that has been identified as potential development land for residential use. There is a secondary block of approx 55m2 on the North side of Manor Road upon which sits the village war memorial. Potential purchasers must satisfy themselves of the accuracy above by reading the pre planning enquiry document and making contact with the Local Planning authority.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.
<http://www.northdevon.gov.uk>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Mains electricity, Mains water supply, Mains drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession.

ACCESS

Access is available from the adjacent manor road through a wide gated entrance into the rear yard of the property. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.



BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor or vendors agencies will be responsible for defining the boundaries for any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

RIGHTS OF WAY

There are Public Rights of Way crossing the land.

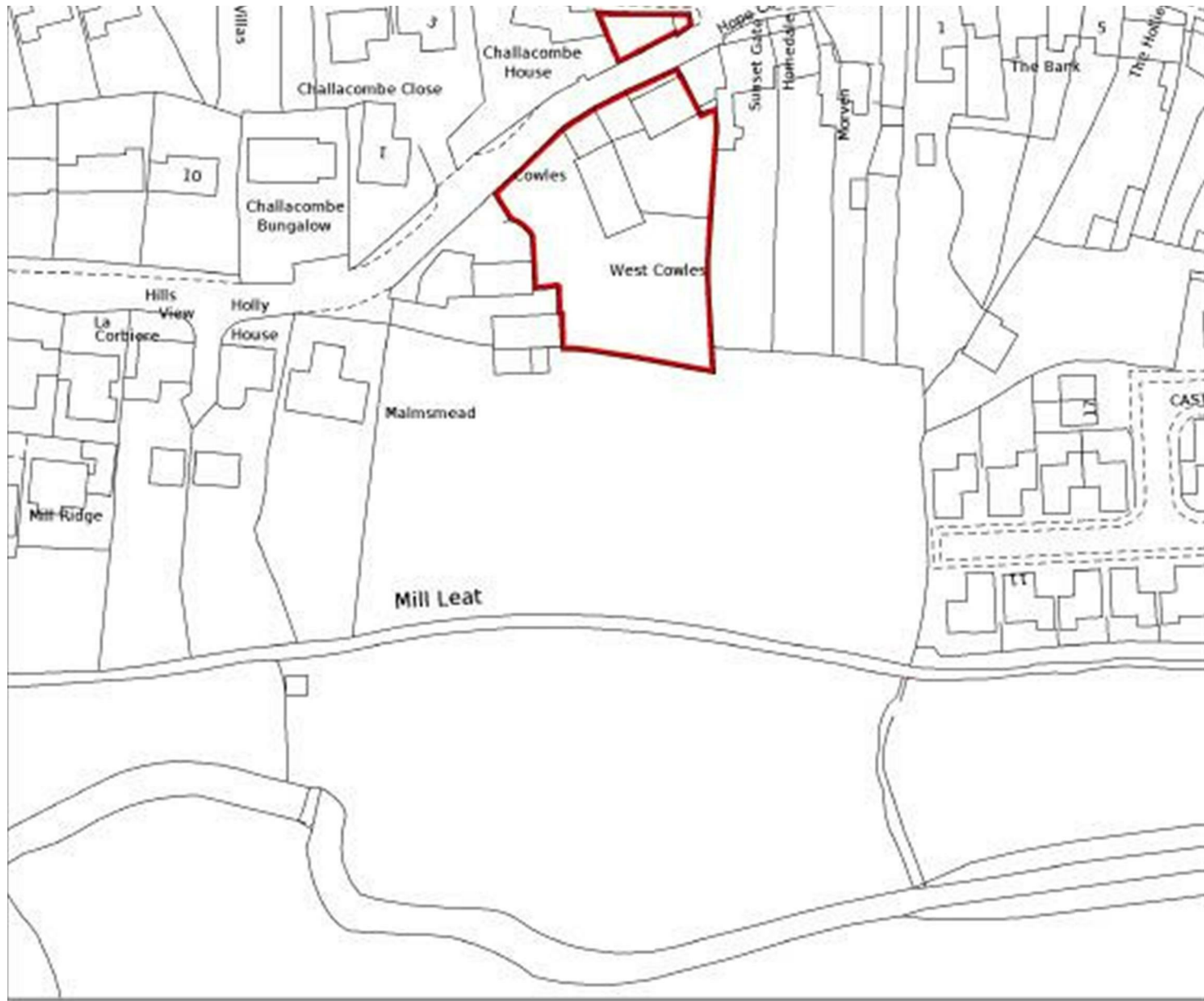
IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement 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 Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.







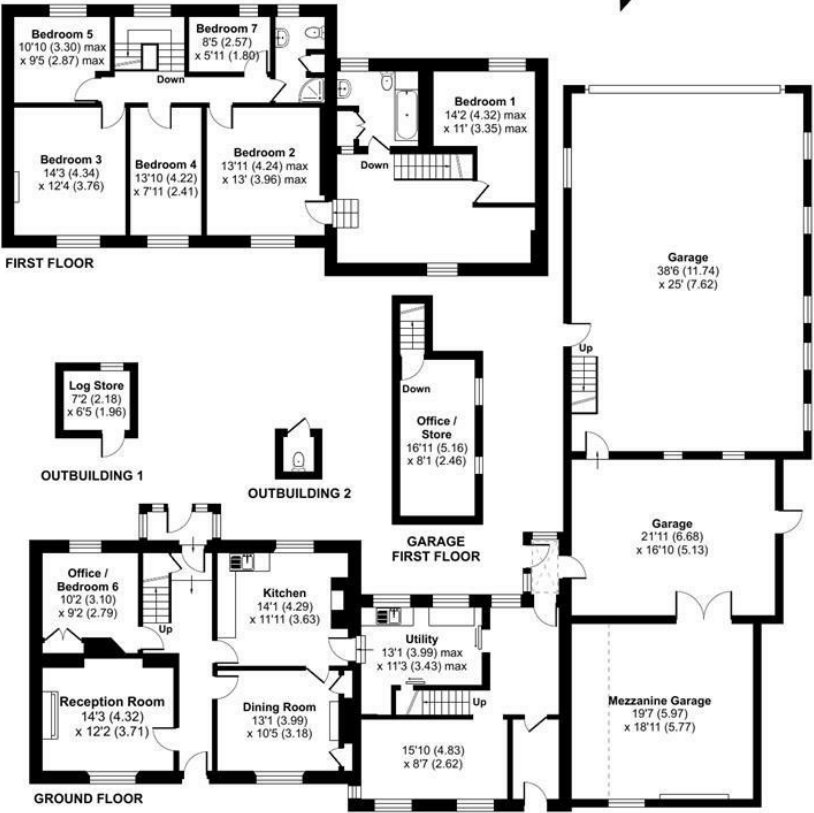
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	50

Landkey, Barnstaple, EX32

Approximate Area = 4339 sq ft / 403.1 sq m (includes garage)
 Limited Use Area(s) = 75 sq ft / 7 sq m
 Outbuildings = 58 sq ft / 5.3 sq m
 Total = 4472 sq ft / 415.4 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2022.
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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.

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