





Crea Haven, Yarnscombe, Barnstaple, Devon, EX31 3NF

GUIDE PRICE £475,000

- 3 BED DETACHED BUNGALOW
- AGRICULTURALLY TIED OCCUPANCY
- EXTENDED VIEWS TO EXMOOR
- PRIVATE ENTRANCE DRIVE
- PRIVACY AND SECLUSION
- BARN WITH PLANNING POTENTIAL
- APPROX 14 ACRES LAND
- LOVELY RURAL SETTING



A 3 BED AGRICULTURALLY TIED DETACHED BUNGALOW WITH 14 ACRES OF SURROUNDING LAND, A 50FT BY 30FT AG BARN WITH PLANNING POTENTIAL SET ONLY 3 MILES FROM TORRINGTON AND 7 MILES FROM BARNSTAPLE OFFERING EXTENDED VIEWS UP TO THE EXMOOR NATIONAL PARK AND SITUATED IN GLORIOUS NORTH DEVON COUNTRYSIDE.

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

From the A361 at Barnstaple take the B3232 towards Torrington for just over 6 Miles to Huntshaw Cross (site of a high tv mast) turn left and connect with the B3227 where turn Left again and take the next left signposted West Greylake. Drive down this road and the entrance to the property will be found on the right hand side.

SITUATION

The 3 bed bungalow is situated at the end of a private driveway in the parish of Yarnscombe between Barnstaple and Torrington which are 7 miles and three miles distant respectively. The surrounding area is made up of undulating farmland interspersed with woodland with Exmoor, the sandy Beaches at Woolacombe and Saunton along with the rugged North Devon and Cornish coasts all within easy driving distance.

DESCRIPTION

This is a 14 acre agriculturally tied smallholding comprising a 3 bed bungalow, agricultural barn 50ft by 35ft approx with planning potential and the immediately surrounding 14 acres of pasture made up of three separate enclosures.

SERVICES

Mains water, Mains Electricity, private septic tank drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession. The Agricultural land is let to a local farmer under the balance of a Farm Business Tenancy. Some or all of the land may be available earlier by negotiation with the tenant.

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>





FLOOR PLANS

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

MAPS & PLANS

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

AGENTS NOTE

The Agricultural land only (Not the Ag Tied Bungalow or the Ag Barn) is let to a local farmer on a farm business tenancy. This arrangement can be continued or earlier vacant possession can be acquired by negotiation with the tenant. There is an uplift clause placed on the Agricultural Barn should residential planning be approved in the future.

IMPORTANT NOTICE

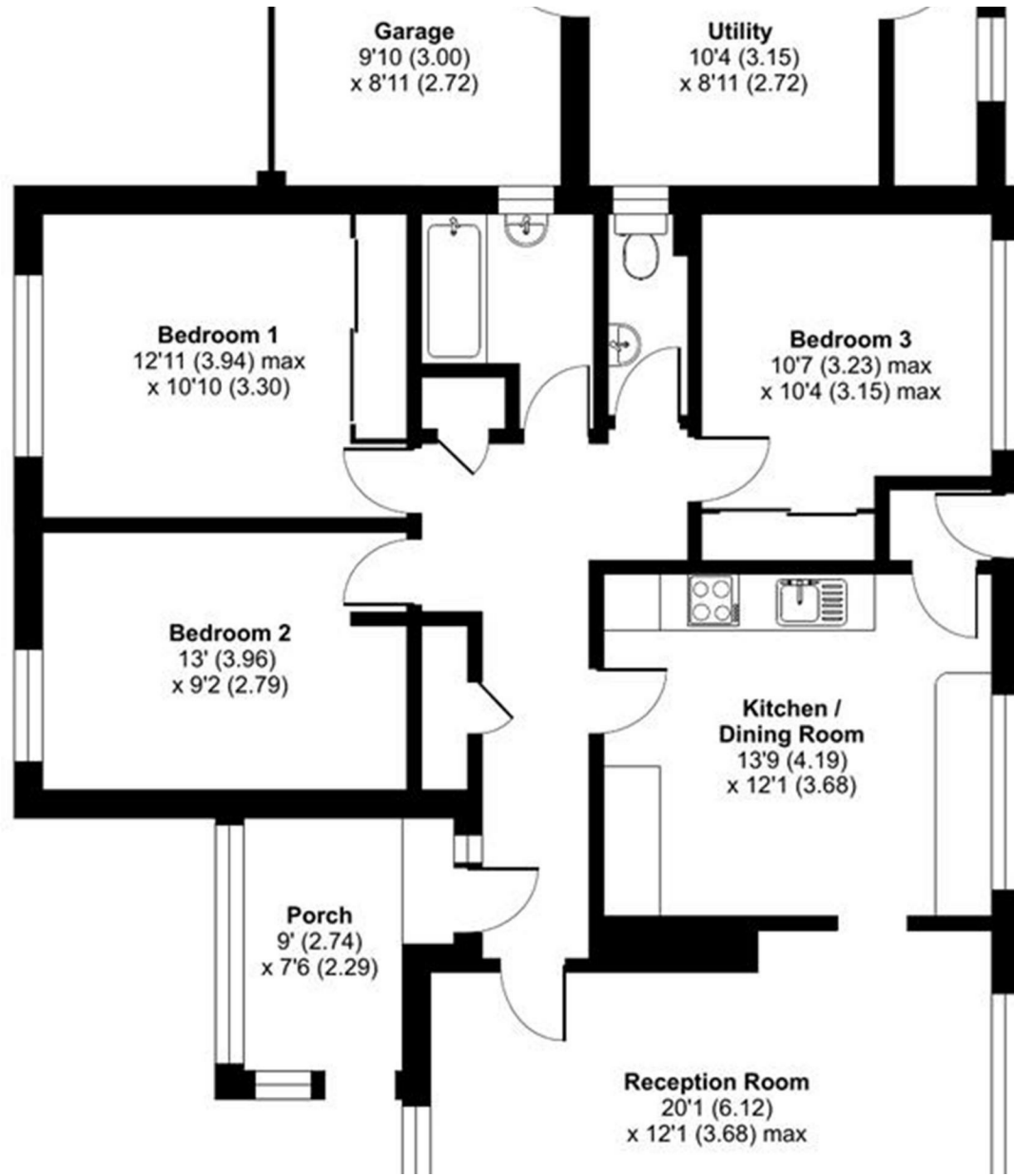
Nancekivell & Co, their clients and any joint agents give notice that:

(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		
		75
	27	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.