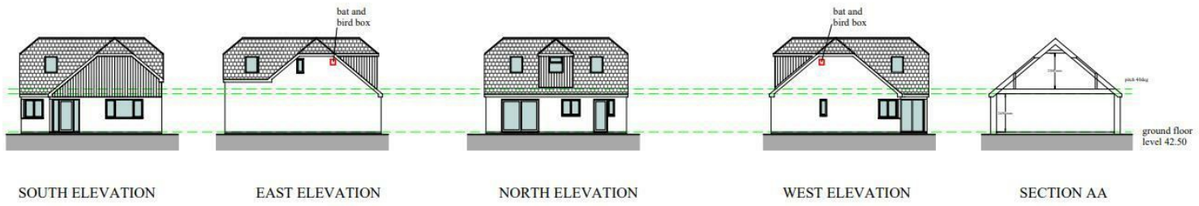
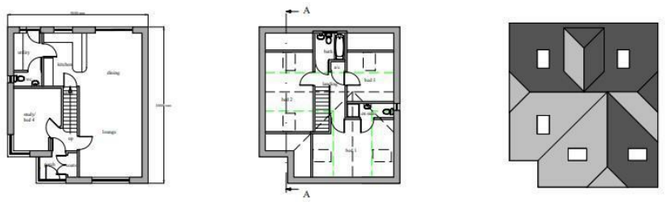



SOUTH ELEVATION | EAST ELEVATION | NORTH ELEVATION | WEST ELEVATION | SECTION AA

Construction Notes
Roof - concrete interlocking tiles
Walls - Painted render and vertical timber cladding
Windows - White UPVC



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

## Directions

From Barnstaple proceed to the centre of Braunton village. Continue straight on at the crossroads and traffic lights signposted to Ilfracombe. After 1 mile enter Knowle and continue past the garage/Post Office - Auction Board on right to the entrance of plot.

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# INDIVIDUAL BUILDING PLOT

The Building Plot Rear of The White Cottage, Knowle, Devon, EX33 2NA

Asking Price

## £145,000

- Individual Building Plot
- Detached 3 Bedroom Dwelling
- Rare Opportunity
- Consent For Detached Home
- Set Away From Road
- All Mains Close By
- Quiet & Tucked Away Location
- Lovely Position
- Very Popular Village

Braunton 01271 814114 • Barnstaple 01271 327878
www.phillipsland.com braunton@phillipsland.com

# Overview

This is a very rare opportunity to acquire a building plot with FULL PERMISSION to erect a detached 4 bedroom, 2 storey dwelling. Approval was given under application no. 76822 14-03-2023.

The plot slopes gently from north to south and is situated to the rear of The White Cottage therefore, in a lovely and quiet tucked away position to the heart of this very sought after village. When constructed this will make for an ideal home for a growing family or alternatively, as an easy to run private holiday home.

Plots of this nature are becoming very rare, especially in locations such as this. The plot nestles nicely within the village and offers a good degree of privacy and will have access from the main road via a side drive.

We recommend a viewing to appreciate this slightly unusual tucked away position

## Services

All Mains Available

## Local Authority

North Devon

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on
01271 814114

Knowle is a very sought after village approximately 1 mile from the larger village of Braunton. The village offers a garage/shop with a post office and there is a regular bus service which connects to Braunton.

Braunton is considered on of the country's largest villages and it caters well for the inhabitants of both villages. There is primary & secondary schooling, a Tesco's Superstore, public houses, churches and a good number of local shops & stores. There is a medical centre and library.

The bus service further connect to Barnstaple, the regional centre of north Devon, is approximately 5 miles from Braunton. Here there is a wider range of amenities including town centre shopping at Green Lanes and out of town shopping at Roundswell. There is access to The North Devon Link Road which provides a convenient route to the M5 motorway at junction 27 at Tiverton. Here there is Tiverton Parkway Rail Station which connects direct to London Paddington.