



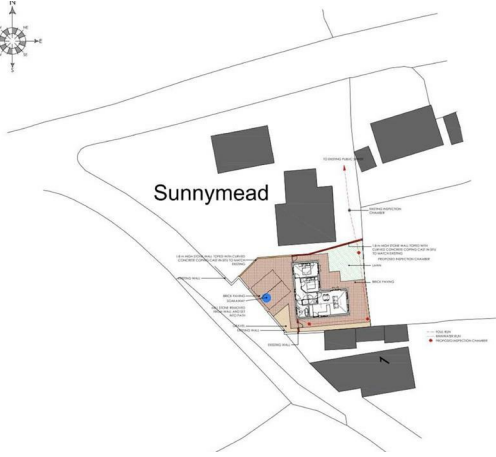
Development site with full planning

Land adjacent to Sunnymead Kingscott, Torrington, EX38 7JW

Guide Price

£125,000

- Building Plot
- Full Planning For A 2 Bed Modern Bungalow
- Concrete Yard
- Services Nearby
- MUST BE VIEWED



A rare building plot with full planning consent [1/1015/2024/FUL] for a spacious 2 bedroom detached bungalow within a pretty semi rural location just 10 minutes from Torrington.

The sale includes the concrete block garage [8.37 x 3.73] and timber lean to [7.85 x 3.56]. The site is fully enclosed by timber fence and natural stone wall, gated with wrought iron gates to the front with splay to entrance gates.

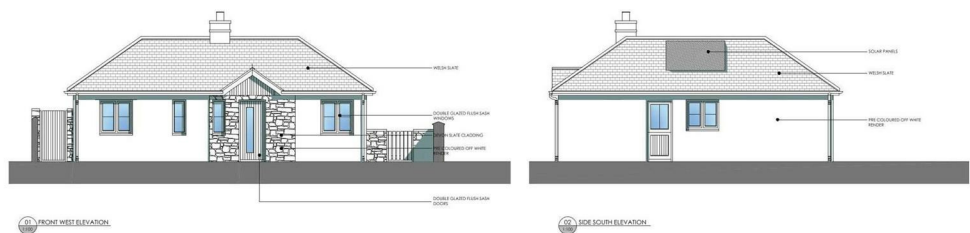
The buyer will pay for services to site although we do note nearby electric and water mains. Investigations will have to be taken out by the buyer along with the associated costs to getting services to site.

Overall the site offers an excellent opportunity for a spacious modern detached bungalow, which would suit a retired couple with lush greenery surrounding it, in the pretty rural countryside near Torrington. Offering buyers, the very best combination of a private position yet only moments to Torrington and the amenities the town includes.

Great Torrington is a charming market town in North Devon that offers a strong mix of everyday amenities alongside a relaxed rural lifestyle. The town has a good range of independent shops, cafés, pubs and regular markets, particularly in its historic pannier market, giving it a lively but community-focused feel.

Residents also benefit from cultural facilities like The Plough Arts Centre, as well as nearby attractions such as RHS Garden Rosemoor and extensive walking and cycling routes, including the Tarka Trail.

What really draws people to the area is its setting - perched above the River Torridge and surrounded by rolling countryside and commons with miles of scenic trails - combined with its friendly community atmosphere and slower pace of life.



Services

Close by services

Tenure

Freehold

Viewings

Strictly by appointment with the

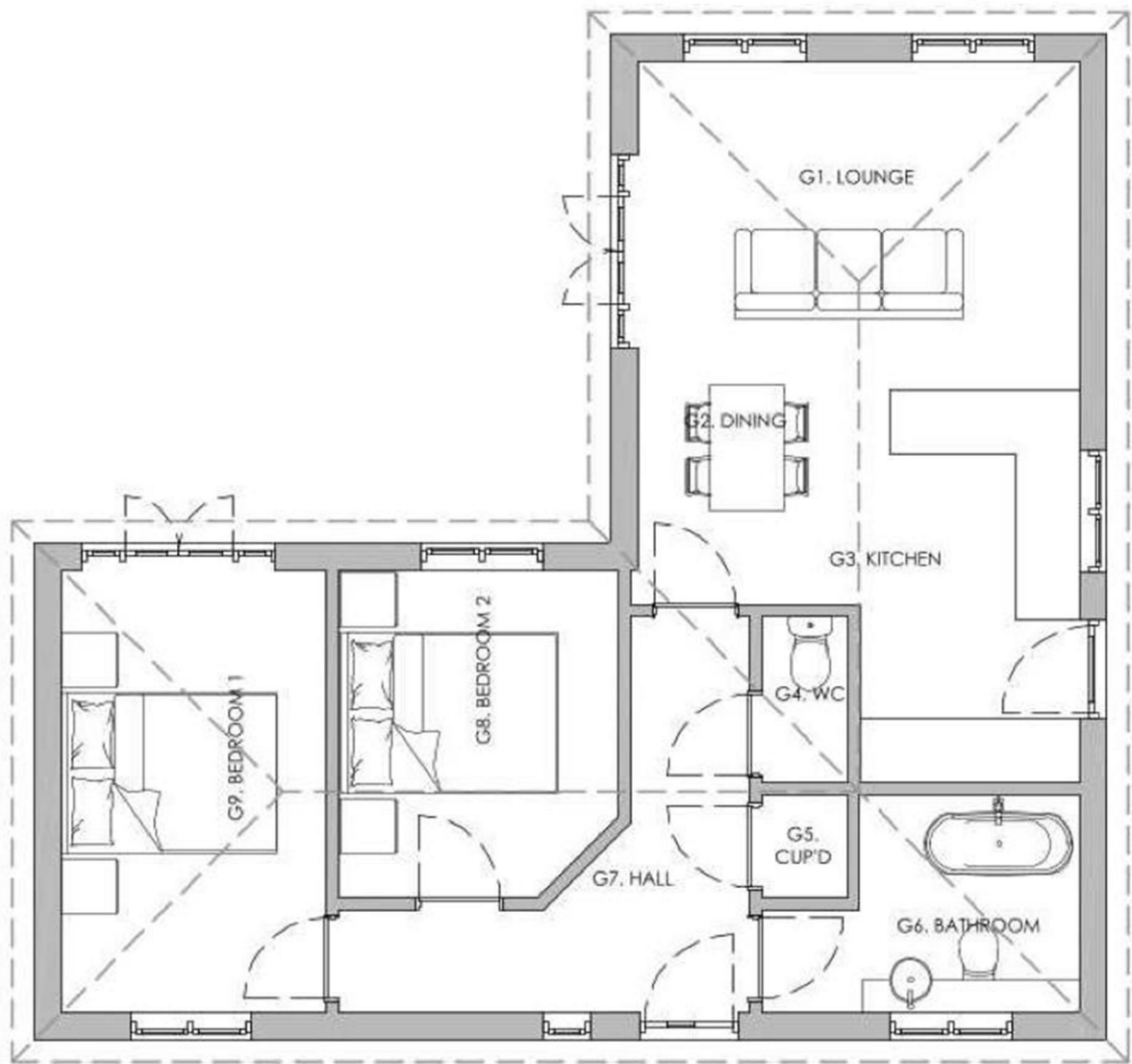
Phillips, Smith & Dunn

Bideford branch on

01237 879797



Project	PLANNING
Client	MR. & MRS. WALTERS
Project	SUNNYMEAD KINGSCOTT HILL EX38 7TW
Drawing No.	ELEVATIONS
Scale	1:1250
Date	AUG 2024
Drawn by	AGI-A-493
Checked by	P2.1
Scale	1:1250
Page	1 of 1





Directions

Heading out of Torrington proceeding out of the town passing the School and Police station on Hatchmoor Road. Take the right turning signposted Kingscott after the RFCU. Follow this road for about 2 miles upon reaching a bungalow on the corner, keeping right the plot is then immediately on the left hand side.

Looking to sell? Request
a free sales valuation
for your property.

Call 01237 879797
or email bideford@phillipsland.com

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