



PETROCKSTOWE

Fantastic Renovation Project w/ Stunning Views

OFFERS OVER **£375,000**



3 Bedrooms



1 Bathroom



1 Reception Room



EPC Rating: D (58)

MILLER TOWN & COUNTRY
exp UK



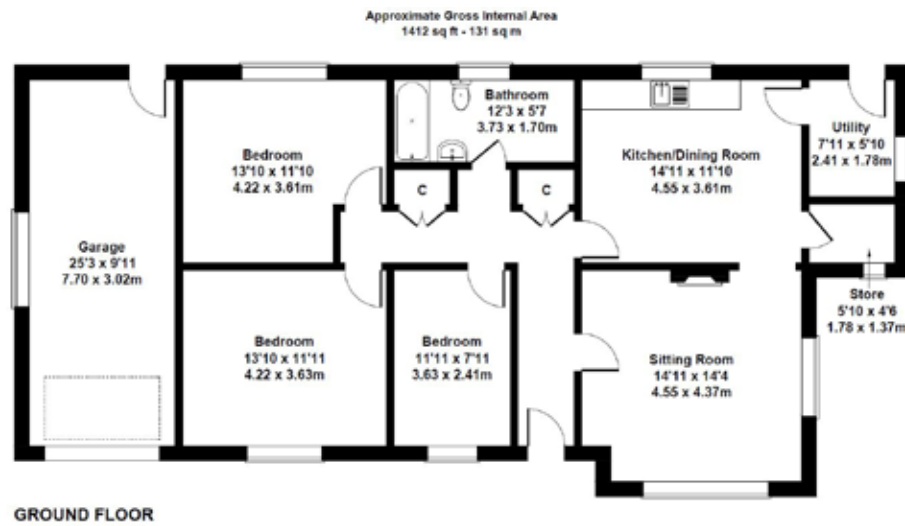
- » 3 Bedroom Detached Bungalow
- » Planning Permission for Extension
- » Approx. 1,800 sq ft After Extension
- » Approx. 0.6 Acre Plot
- » Long Range Views Toward Exmoor
- » Edge of Popular Village
- » Close to Outdoor Pursuits

The Property

This 1960s bungalow is ready for renovation, and once completed this property will be one of the finest bungalows in the area. With long range views toward Exmoor, a plot in the region of 0.6 acre and permission to extend to approx. 1,800 square feet, this is an outstanding opportunity. This property is ideal for those seeking the potential for a luxurious edge of village / semi-rural property set on a single level that does not compromise on accommodation space. The extension plans call for three double bedrooms, two with en suites and dressing rooms, an office / fourth bedroom, the family bathroom, spacious snug, and the showpiece kitchen / diner / family room with pantry and separate utility. Alternatively one could simply renovate the existing bungalow and forego the extension if that better suits their needs. Brand new double glazed windows for the extension are included in the sale, and most of the existing bungalow windows have already been replaced. The property also includes a solar panel array with feed in tariff (generation tariff 21.49 p/kwh / export tariff 6.79 p/kwh as of June 2024), which will significantly assist with running costs for the new owners.

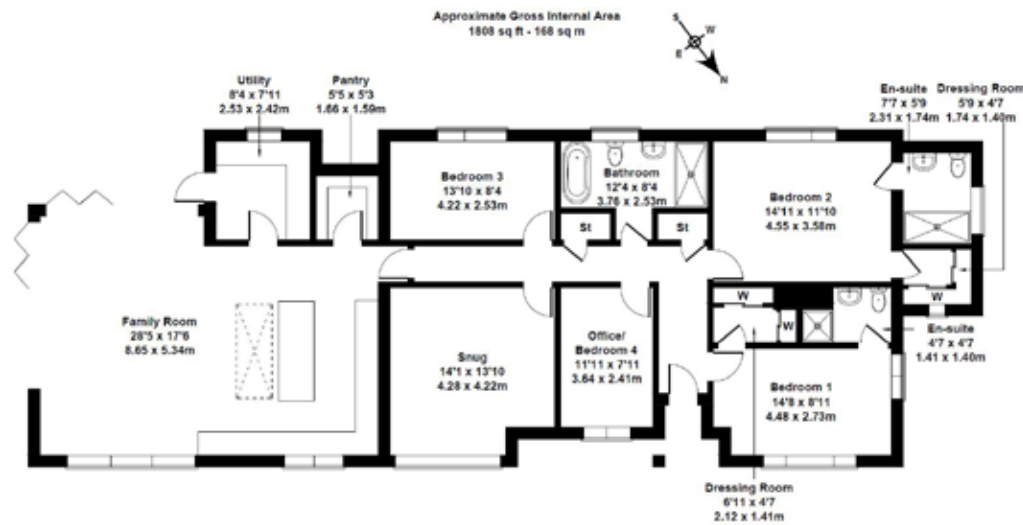


Existing Bungalow



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

After Extension



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Agents Note: See Torridge District Planning reference number I/0138/2023/FUL for additional details on the approved extension.

There is planning permission in place for a new build bungalow to be constructed on an adjacent plot, which will result in a shared entrance and separate driveways.

Services: Mains electricity, water and drainage. Solar array with feed in tariff. Oil fired central heating (currently not operational).

Council Tax Band: D

Tenure: Freehold

Location

The property is located at the edge of the village of Petrockstowe, which was first mentioned in the Domesday Book of 1086. The village has a strong community centred around the village hall and Community Church. For outdoor enthusiasts, the 180 mile Tarka Trail and Meeth Quarry Nature Reserve are on the doorstep. There is primary schooling available in the nearby village of Merton (2 mi) and town of Hatherleigh (5 mi), and secondary schooling is available in Great Torrington (9 mi) and Okehampton (11 mi). The ISI 'Excellent' Shebbear College is only 5 miles distant. Hatherleigh offers a Coop, doctors' surgery, cafes, pubs and shops, with both Great Torrington and Okehampton offering a wider range of amenities.

Ground Floor

Kitchen 14'11" x 11'10"

Sitting Room 14'11" x 14'4"

Utility 7'11" x 5'10"

Store 5'10" x 4'6"

Bedroom 1 13'10" x 11'11"

Bedroom 2 13'10" x 11'10"

Bedroom 3 11'11" x 7'11"

Bathroom 12'3" x 5'7"

Garage 25'3" x 9'11"

Outside

The property is approached via a tarmacadam driveway that opens to sweeping views of the North Devon countryside. The plot is approximately 0.6 acre and comprises gently sloping gardens and pasture.



Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

