



Broadwoodwidger | Lifton | Devon



Forming part of a former farmstead in the heart of a popular West Devon village is this sizeable Grade II listed terraced stone barn with valid planning permission to convert into a very interesting home. The proposed conversion uses all of the original openings taking advantage and glazed balcony of the south facing elevation.

The proposed accommodation in The Old Byre is reverse level spread over 2 storeys and comprises of 2 double bedrooms both en-suite. The reception space is on the first floor takes advantage of the south facing views over the nearby Wolf Valley. The kitchen/dining/sitting area is a large open space with French doors out to an enclosed balcony terrace, in addition to a juliet balcony. On the ground floor are 2 double bedrooms both ensuite plus a WC and utility room.

The Old Byre is accessed off a shared driveway providing access to 3 neighbouring properties. Plans allow for a single garage with parking space in front. Adjoining the property is a manageable area of garden. Further information on the planning permission can be found on the Torridge Borough Council's planning portal using reference number 1/0553/2019/FUL. It is understood mains electricity is available in the access driveway and a water supply is already installed at the property plus access to a mains sewer where we understand an easement has already been put into place. There is also a telephone exchange near the property which will enable easy connection.

Both barns are available to purchase as a whole with the guide price of £255,000.



Situation

Broadwoodwidger is a pretty village in West Devon with a village green and good access to the A30 with links to Plymouth and Exeter alongside Cornwall. The three surrounding market towns of Tavistock, Launceston and Okehampton all have schooling, thriving town centres and a range of facilities. The nearby village of Lifton is well served by local amenities including a shop, primary school, new village centre, doctors surgery and 3 public houses all with restaurants.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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