



Lake House



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Meddon, Hartland, Devon, EX39 6HD

Hartland village amenities 5 miles, Welcombe 3 miles, Clovelly 4 miles, Bideford 14 miles, Bude 11 miles

A rare opportunity to purchase a single development plot of 6.7 acres set within an unspoilt Devon hamlet and with stunning countryside views

- Rare & exciting development opportunity
- Planning for a four/five bedroom dwelling
- Quiet and unspoilt hamlet location
- No chain
- Stunning views
- Approximately 6.7 acres
- Close to SW coastal path, beaches and countryside
- Freehold

Guide Price £575,000

DESCRIPTION

'Lake House' a wonderful opportunity to purchase a single residential building plot set within an exceptional site of approximately 6.7 acres and boasts stunning unspoilt countryside views.

Detailed planning permission was sought and granted by Torridge District Council in September 2022, under planning number 1/0566/2022/FUL, for the construction of a Four/five bedroom detached architecturally appealing reverse living house.

The proposed accommodation includes a large vaulted open plan living area, utility room, four bedrooms (2 en-suite) and first floor office/bedroom 5 with store. The site extends to approximately 6.7 acres which includes two private stocked lakes. The proposed dwelling will sit in an elevated position making the most of its stunning views of the surrounding countryside.

Opportunities like this become rarely available with land, lake and easy access to the beautiful surrounding countryside and coast. This is an excellent opportunity for a buyer to build their permanent or holiday home in a quiet and idyllic North Devon hamlet



SITUATION

This fantastic opportunity is situated in the small unspoilt hamlet of Meddon which is on the outskirts of the stunning Hartland Peninsula with open countryside in all directions. The nearby South West Coast Path is renowned for its wonderful walks, typified by steep valleys, sandy coves and beaches. Only 3 miles away is the renowned Welcombe Mouth, which is a quiet and tranquil beach, much quieter than some of the sandy beaches further down the coast, due to it's limited access and remoteness, it is certainly one of North Devon's best kept secrets! The village has a good range of amenities including a period Inn (serving daytime and evening meals), general store/Post Office and active village church. The bigger village of Hartland is just 5 miles away with a thriving community and an excellent range of local amenities including cafe, shops, Post Office, medical centre and a primary school. There are churches, a variety of clubs and societies nearby. Popular attractions include nearby Clovelly, Hartland Abbey the 16th Century Hartland Quay with its shipwreck museum, and Docton Mill Gardens. There is fishing at Tamar Lakes, 5 miles away, surf schools nearby and sandy beaches at both Westward Ho! and Bude which are both a short drive away.

The Cornish border is only a mile away and the coastal town of Bude is within a short drive, offering extensive facilities, further education establishments, banks and other amenities.

Barnstaple, with its rail connection to Exeter, is around 40 minutes and Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. From Tiverton Parkway, there are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

SERVICES

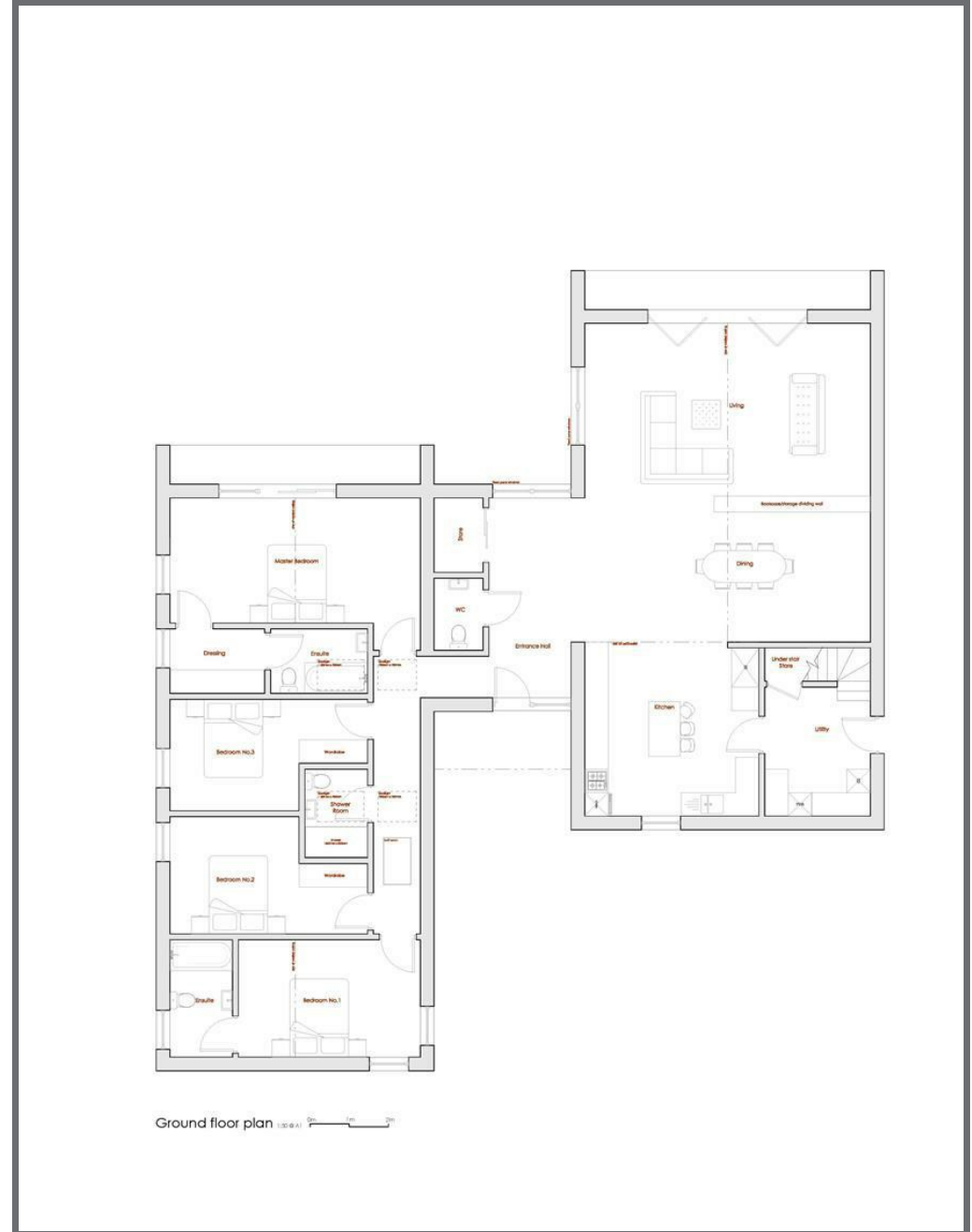
We understand all services are near by.

AGENT NOTE

A lot of the initial groundwork and access drive has been cleared and created by the current owner. There is space for a caravan/mobile home for anybody looking to live on site while completing the build.



These particulars are a guide only and should not be relied upon for any purpose.



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			
England & Wales	EU Directive 2002/91/EC		

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