



PLOT 2

VIRGINSTOWE

OFFERS OVER £200,000

Building Plot for Luxury 4 / 5 Bedroom House



4/5 Bedrooms



3 Bathrooms



2 Reception Rooms

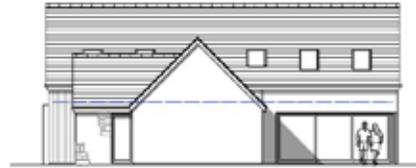


EPC Rating N/A





NORTHWEST ELEVATION 1:100



SOUTHWEST ELEVATION 1:100



SOUTHEAST ELEVATION 1:100



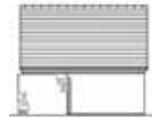
NORTHEAST ELEVATION 1:100



NORTHWEST ELEVATION 1:100



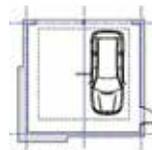
NORTHEAST ELEVATION 1:100



SOUTHWEST ELEVATION 1:100



SOUTHEAST ELEVATION 1:100



FLOOR PLAN 1:100

- » Outstanding Development Opportunity
- » Planning Approved August 2023
- » Circa 200 sq m Detached House
- » Circa 35 sq m Detached Double Garage
- » Attractive Timeless Architecture
- » Sensational Countryside Views
- » Large Level Garden

## The Property

This is Plot 2 of 2 of a must see development opportunity in a stunning rural, yet accessible location. The site is currently a large agricultural building, which has permission to be replaced with two circa 200 square metre detached houses, both with incredible views toward Dartmoor, and circa 35 sq m detached double garages. The properties will share an entrance leading to separate private parking and gardens, adjacent to the residences. On the ground floor is the centre of the home, a large open plan kitchen / diner / family room, and through a glass corridor are a separate living room, downstairs bedroom, office and bathroom. Extensive glazing in the living room will provide impressive views of the surrounding countryside. On the first floor are the primary bedroom with en suite and dressing room, two additional bedrooms and a bathroom. These impressive plans would make a superb luxury country home, and we expect the completed home to command superior resale value.

# Coombeshead Park Farm

**Total Area**  
202.67 m<sup>2</sup>  
2181.59 ft<sup>2</sup>

## Ground Floor

Living	6.80m x 5.68m 22'3" x 18'7"
Family Room	8.47m x 4.70m 27'9" x 15'5"
Utility	2.80m x 1.77m 9'2" x 5'9"
Office	4.80m x 2.75m 15'8" x 9'0"
Bedroom 4	4.80m x 2.75m 15'8" x 9'0"

## First Floor

Bedroom 1	5.60m x 4.40m 18'4" x 14'5"
Bedroom 2	4.70m x 2.75m 15'5" x 9'0"
Bedroom 3	4.70m x 2.75m 15'5" x 9'0"



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## Location

Virginstow is a small hamlet in West Devon, just a few miles from the Cornish border. St Giles on the Heath is under 3 miles away and has an Ofsted rated "Good" primary school, popular pub and village shop with post office. The pretty village of Ashwater, which has a pub, volunteer run village shop and an Ofsted rated "Good" primary school, is just over 3 miles away. The nearby towns of Holsworthy, Launceston and Okehampton can be reached in approximately 20 minutes and offer a range of supermarkets, cafes, shops and primary and secondary schooling. Roadford lake is only 10 minutes away and offers watersports activities and a cafe. The A30 corridor is just under 5 miles distant, and the outdoor pursuits of Dartmoor and the popular seaside town of Bude with its delightful beaches can both be reached in 30 minutes.

## Services

Mains electricity and water. Private drainage will be required. Airband fibre to the premises expected to be available by early 2024.

## Agents Note

Torrige Planning ref: I/0385/2023/UL (approved 9th Aug 2023). Some images displayed are artistic impressions of completed houses.



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**VIEWING:**  
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 These particulars are believed to be correct  
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