



CGI

Hackworthy Farm, Nadderwater, Exeter, Devon



A unique opportunity to create a new home with full planning permission granted, set in two acres of land with **spectacular countryside views**. Opportunity to purchase more land by separate negotiation.

Hackworthy is an exciting developments opportunity with full planning permission set in the beautiful countryside located near the city of Exeter, with uninterrupted views. The house comes with 2 acres of land with more land being available by separate negotiation.

Description

Full planning consent has been granted (21/02059/FUL) for the removal of the agricultural building and creation of a new 5 bedroom house having approximately 4000 sq ft of floor space. The land surrounding is pasture, and has spectacular countryside views.

Situation

The property sits on the fringe of Exeter, known as the cathedral city, affording it fabulous views all around. The rural setting belies the area's extensive amenities both in the hamlet Nadderwater and further choices in Exeter itself and the nearby towns and cities. Amenities include the well known Royal Oak Pub, additional restaurants, cafes and independent shops with more options at the popular Princesshay and Historic Quayside locations. Designated an Area of Outstanding Beauty, the beautiful vistas are unrivalled and leisure activities available are walking, hiking the 250-million-year old Jurassic Coast, sailing, horse riding and golfing.



Proposed floorplans



South West Elevation 1:100



North West Elevation 1:100



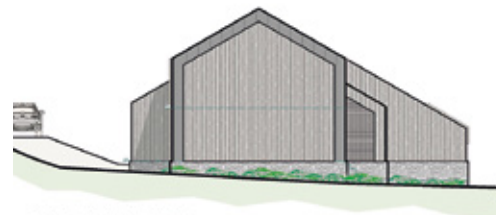
First Floor Plan 1:100
Floor Area - 120 sq m



North East Elevation 1:100



Ground Floor Plan 1:100
Floor Area - 192 sq m



South East Elevation 1:100

There are excellent leisure centres and sports clubs on offer such as Sandy Park for Rugby, St James' Park for football and Exeter Racecourse to name a few. The South Devon coast is easily accessible from the home and with at least three sandy beaches within 20 miles of the home, they provide the perfect location for the summer months.

The region is well served by regular transport links from Exeter's four mainline stations to its proximity to the A30 and M25 connecting to the national motorway network. Exeter International Airport offers national and international flights.

There are fantastic educational establishments within 5 miles of the property such as Exwick Heights Primary School rated 'Outstanding' by Ofsted. The prestigious Exeter University is just over 4 miles away.

Directions

Head south on Southernhay East towards Chichester Mews. Turn left onto Barnfield Road and take a right onto Western Way/B3212. Continue to follow the B3212. Keep going onto the A3015 and then continue straight onto Western Way/A3015. Drive onto Alphington Street/Exe Bridge South/A377. Use the 2nd from the right lane to turn slightly right onto Alphington Street/A377 and then a slight left onto Okehampton Street. For 0.5 miles, continue onto Redhills and at the roundabout, take the 1st exit and stay on Redhills. Turn right onto Nadder Bottom. Hackworthy will be on the right hand side and along the drive

Location

Exeter St David's Station 3.6 miles, Exeter International Airport 13.5 miles
Teignmouth Beach 18.1 miles, Sidmouth Beach 21.7 miles

Planning application

21/02059/FUL

Guide Price

Plot 1 £490,000

Local Authority

Teignbridge Council: www.teignbridge.gov.uk



Knight Frank Exeter
19 Southernhay East

Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Louise Glanville

01392 423111

Louise.glanville@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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