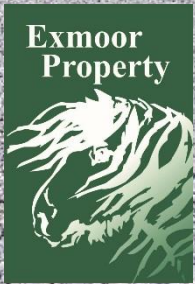




Wychwood  
Parracombe, Exmoor



# Wychwood, Pencombe Rocks, Parracombe, EX31 4PE

**A spacious four-bedroom, three-bathroom detached modern house with low-maintenance gardens, large lounge with balcony, kitchen with patio dining area, and plenty of parking. Located in the sought-after village of Parracombe, in the Exmoor National Park.**

**Price: £375,000 Freehold**

Wychwood is approached from Pencombe Rocks, a quiet country lane, running from Parracombe to Dean. It is the second property on the left.

## Front and Parking

A large, gravelled area in front of the house offers parking for several vehicles. To the right, a stone retaining wall and mature planting. To the left, a gate provides access to the neighbouring property. Concrete steps to the left of the house rise to a wooden gate which opens into the garden. Steps lead up to the main front door. Gates set in surrounding wooden railings open into

## Front Patio

Stone paved. A wooden gate on the right gives access to the side of the house. One wood-framed, double-glazed door leads into Bedroom four. Another wood-framed, double-glazed door leads into

## Kitchen/Diner

Ceramic tiled floor. Spotlighting. Double glazed window to front. Radiator.

## Dining Area

Vinyl floor. Plenty of space for table, chairs and sideboard. Wooden door to Storage Cupboard housing meters and fuse board.

## Balcony

Extending the full width of the house, a wooden-decked balcony with wooden railings giving views across the village.

## Bedroom Three

Double-glazed window to the side. Spotlights. Radiator. Wood-effect laminate floor.

## Utility/2nd kitchen

Range of wall and base units with wood worktop over. Four-ring electric hob. Enamel sink with drainer and swan-neck mixer tap over. Space and plumbing for a washing machine. Space for a dryer. Space for fridge. Double-glazed window to side. Opaque double-glazed door to the side, leading to side garden.

## Bathroom

Wood-effect laminate floor. Opaque, double-glazed window to side. Low-level flush WC, pedestal wash basin with chrome mixer tap. Panel-enclosed bath with chrome taps, built-in shower over and shower screen. Chrome heated towel rail.

## Bedroom Two

Double-glazed window to rear, overlooking the garden. Wood-effect laminate floor. Radiator. Spotlights.

### **Kitchen Area**

Range of wall and base units with worktop over. Modern stainless-steel sink with single drainer and swan-neck chrome mixer tap over. Space and plumbing for dishwasher. Four-ring electric hob with electric oven and grill below and extractor fan and light above. Slate splashback. Space for fridge/freezer. Space for dishwasher.

### **Hallway**

Ceramic tiled floor. Spotlights. Wooden doors to Bedroom four and shower room.

### **Shower Room**

Spotlights. Tiled on two sides. Low-level flush WC with shelving above. Pedestal wash basin. Shower cubicle with electric shower.

### **Bedroom Four**

Double-glazed casement windows to the front. Door to front. Radiator. Fitted carpet. Spotlights. Wall light. From the Hallway, stairs with fitted carpet and bannister rise to

### **First Floor Landing**

Wood-effect laminate flooring. Radiator. Spotlights. Opaque part-glazed exterior door to the side. Doors to Living Room, Bedrooms two and three, Utility/Laundry Room, three Airing/Storage cupboards (one housing the central heating boiler), Bathroom and Master Suite.

### **Living Room**

Wood-effect laminate floor. Double-glazed windows to side and front. Radiator. Spotlights. Feature fireplace with wood mantel, tiled inset & hearth with integrated wood-burner. Shelving to one side. Arch into

### **Office**

Wood-effect laminate floor. Radiator. Spotlights. Double-glazed windows to front and side. From the Living Room, french doors to



### **Master Suite**

#### **Bedroom**

Wood-effect laminate floor. Spotlights. Radiator. Double-glazed windows to rear, over-looking garden. Sliding door to garden patio. Two fitted wardrobes. Door to

#### **En-suite Shower room**

Slate-tiled floor. Low-level flush WC. Pedestal wash basin. Tiled to half-height on all sides. Corner shower cubicle with built-in shower. Chrome heated towel rail.

#### **Outside**

From the wooden gate to the left of the house, a concrete path, with lawn, bushes and flower beds to one side, leads past concrete steps that rise to the side-door into the first-floor landing. Outside water tap. The concrete path continues past retaining walls to the rear of the house where the Master Suite's patio offers plenty of space for table and chairs. Oil storage tank. Concrete steps rise to a further elevated patio, with flower beds and established planting and an area of lawn. The garden is screened to the rear by a retaining wall and trees and to the sides with fencing. From the Master Suite's patio, the path continues around the other side of the house to a step up to the Laundry Room door and a wall-mounted outside tap. The path continues down steps to a wooden gate that gives access to the patio area at the front of the house.

**For details and viewings, contact sole agent**

# **Exmoor Property**

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