



1 THE STABLES,
LITTLEHAM, BIDEFORD, DEVON, EX39 5HN

Exclusive Homes
£599,950

1 The Stables is a fine example of a well planned and energy efficient modern home. Situated in the favoured village of Littleham, the property offers well proportioned accommodation which is presented to an excellent standard and benefits from a generous rear garden adjoining fields to the rear whilst enjoying views across open countryside towards Dartmoor.

This beautiful 4 bedroom detached house caters equally well for those with families or craving a semi rural lifestyle, with ample room for visiting friends & relatives. Nearby is the Village Hall which offers regular events & activities and forms a key part of this thriving community together with the Crealock Arms, also within walking distance, offering a great choice of food & drink.

The house is bathed in natural light, making this an inviting home with under floor heating present through the ground floor with quality engineered wood & tiled floor coverings whilst the décor is neutral throughout.

Approached over a brick paved driveway, the property is entered via a covered porch into a spacious & welcoming entrance hall with French doors seamlessly transitioned into the dual aspect lounge with direct access to the garden via further French doors.

The kitchen/dining room is the perfect entertaining space, also with French doors to the garden, complete with centre island and ample room for dining furniture whilst comprising a generous range of cupboards & drawers with quartz work surfaces and benefiting from built-in appliances.

Stairs with a feature window rise to the first floor landing and to each of the 4 good sized bedrooms. Bedrooms 1 & 2 overlook the rear garden and each benefit from stylish en-suite shower rooms. The family bathroom is equally well appointed comprising a white suite including bath with shower over and heated towel rail.

Externally, the enclosed rear garden provides ample space for relaxation and scope for budding gardeners to create flower beds or vegetable patches to their hearts content!

Predominantly laid to gently sloping lawn, the current owners have added a timber summer house toward the upper level to take advantage of the pleasant countryside views. Immediately adjoining the rear of the house is a large patio area with tiered levels populated with an array of vibrant flowers & shrubs.





The driveway to the front provides parking for up to three vehicles in addition to the garage, which has power connected and useful overhead storage

LOCATION

Littleham is ideal for those seeking a village lifestyle whilst a good choice of local amenities will be found in neighbouring Bideford, the historic port & market town just 4 miles and a short car journey away, offering a range of supermarkets, independent boutique shops and Affinity shopping outlet together with dental practices, GP surgeries and places of worship.

England's oldest golf course The Royal North Devon is also within a 10 minute car drive at Westward Ho! which also offers a long sandy beach popular with surfers. The regional centre of North Devon, Barnstaple is approximately 15 miles distance, with the M5 motorway network being an approximate 60 minute drive.

NEED TO KNOW

Services: Mains electricity, water, & drainage. Oil fired central heating.

PV solar panels with feed-in tariff.

Energy Performance Certificate (EPC): B (88)

Council Tax: Band E - £2,822.40 per annum

DIRECTIONS

There are numerous ways to access the village of Littleham but the most direct route from Bideford is as follows:

From Bideford Quay (with the river on your left), proceed towards Torrington on the A386. After 0.7 miles turn right (signposted Littleham) continuing up the hill. Continue on this country lane for approximately 2 miles, passing the Village Hall on your left hand side. Continue around the corner to the left and right where the property will be found after a short distance on the right hand side.

What3Words: cubs.bookshop.able





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