

# Outstanding Refurbished Bungalow, 3.6 Acres

Nor Way, Shirwell, Barnstaple, Devon, EX31 4JN

Offers In The Region Of

£600,000



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# Outstanding Refurbished Bungalow, AOC, Far Reaching Views, 3.6 Acres

Nor Way, Shirwell, Barnstaple, Devon, EX31 4JN



An exceptionally well presented detached modern bungalow, with an AGRICULTURAL OCCUPANCY CONDITION, enjoying outstanding views over unspoilt rolling countryside away to the high Torrs of Dartmoor in the far distance, surrounding garden areas and level paddocks in all about 3.6 acres Includes Entrance Hall, lounge, kitchen/diner room. utility, bathroom, 3 large bedrooms with en suite master, fully double glazed, new solar panels and oil central heating, part underfloor. Attached garage, outside w/c.

Nor Way is set about 3 miles north of Barnstaple, just off the A39 Barnstaple to Lynton Road at Shirwell as one of about a dozen or so individual properties. Close by is the primary school. Shirwell Town is a half mile or so to the east, an attractive sought after village with many period properties and some modern housing centered around its ancient parish church. Locally there are various Pubs and Inns at Muddiford, East Down

To the south, Barnstaple, the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

Some 7 - 8 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight various golf courses and other associated facilities. To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside,



# DETAILS

Set well back from the public highway that runs through Shirwell within its own land and enjoying stunning views to the south over its own post and rail paddocks and away to countryside beyond, Exmoor to the east around Shoulsbarrow Castle and southerly over rolling countryside, away to the High Torrs of Dartmoor in the far distance.

In 2017 the bungalow was rewired and over the last 4 years has been substantially modernised and upgraded to include new solar panels, a Tesla battery bank, underfloor heating in the kitchen/dining room and replacement double glazed windows to all except one room to enhance the properties energy efficiency and ease running costs as much as possible.

There have been completely new tiled bath and showers rooms installed and an extensive new fitted kitchen with all new integrated appliances, fridge, freezer, hob with extractor over and double oven.

Plenty of car parking and turning to the side where there is also an attached garage, gardener's toilet. There is a kitchen garden, and on 3 sides of the garden a series of 4 post and railed paddocks with the whole being about 3.6 acres.

Council Tax - Band D

EPC - Band B

Services - Mains water, mains electricity, private drainage, oil fired central heating and new bank of solar panels feeding to a Tesla battery bank.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**



## Porch

### Entrance Hall 4.546 x 1.976 (14'10" x 6'5")

Glazed door with glazed side panel, tiled inset inside door then carpeted, 2 radiators, access to loft space with ladder

### Sitting Room 4.565 x 4.551 (14'11" x 14'11")

South facing with views, wood burning stove set in open fireplace tiled inset, radiator, recessed ceiling lighting

### Kitchen/Dining Room 8.272 x 3.507 (27'1" x 11'6")

Formerly 2 separate rooms now one with underfloor heating and double patio doors to garden catching the evening sun. Newly fitted kitchen units on 3 walls all under dark wood worktops. Soft close drawers, pull out shelved pantry cupboard, Double drainer stainless steel sink unit with mixer taps, Integral fridge and freezer. End display units, Centre glazed cabinets. Built in Zanussi double oven and Zanussi 4 ring hob with extractor hood over.

### Utility 3.458 x 2.11 (11'4" x 6'11" )

Stainless steel sink unit with drawer and cupboards under. Door to walk in partially shelved larder cupboard.





**Rear Fully Glazed Porch 2.54 x 2.33 (8'3" x 7'7")**

Door to rear garden

**Gardeners w/c 2.314 x 1.037 (7'7" x 3'4")**

Low level wc, wall hand basin.

**Inner Hall**

**Bathroom 3.074 x 1.912 (10'1" x 6'3")**

Recently renewed with tiled floor, hand basin inset in vanity unit with dressing mirror over and splashback, panelled bath with assist grips, electric shower over, tiled surrounds low level w/c, ladder rail effect radiator/towel rail,

**Bedroom 1 4.255 x 3.781 (13'11" x 12'4")**

**En Suite Shower 2.320 x 1.654 (7'7" x 5'5")**

Recently renewed with 1100 corner entry shower cubicle, electric shower with drench head, low level w/c, hand basin in vanity unit with dressing mirror over, ladder effect towel rail/radiator, vented.

**Bedroom 2 4.235 x 3.787 (13'10" x 12'5")**

Fitted bedroom furniture with double wardrobe cupboards to either side of bed head with low bedside units and storage lockers over. Further double wardrobe with end display shelving.

**Bedroom 3 3.199 x 3.047 (10'5" x 9'11")**

**Attached Garage 5.960 x 4.874 (19'6" x 15'11")**

**Gardens**

Around the house level lawns and flower beds with a raised patio taking in the views to the front.

**The Paddocks**

Set on 3 sides of the gardens are the 4 post and railed level pasture paddocks.

**Stables**

The current owners have kept ponies and there are 3 stables on skids on site. It may be possible to negotiate their purchase if it helps a buyer with their move.

**NOTE**

About a mile south is Coxleigh Equestrian centre with sand schools etc and regular events. At Woolacombe and Saunton extensive sandy beaches and the

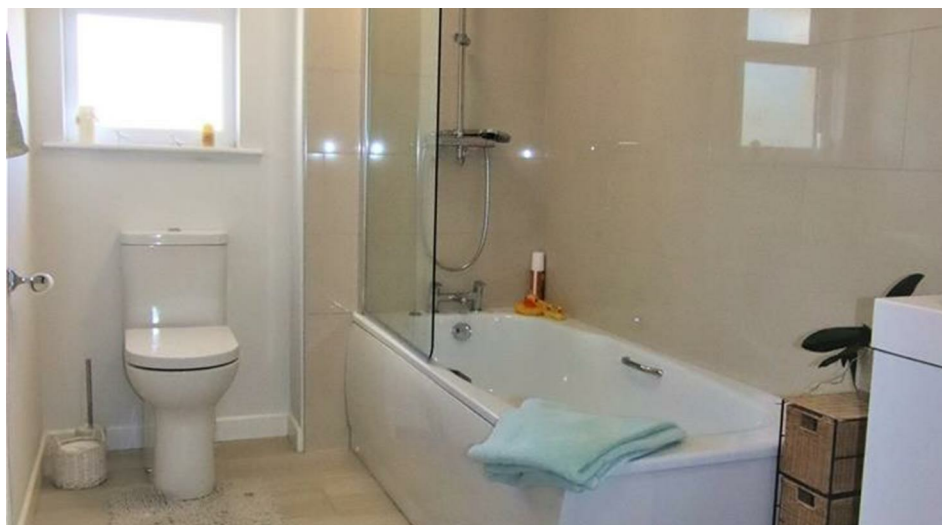
Exmoor National park with miles of bridle paths and moorland.





## DIRECTIONS

Grid Ref SS 587/368 From Barnstaple take the A39 road northwards as though towards Lynton and Lynmouth. Leave the town pass North Devon District Hospital on your right and proceed for approximately 3 miles until you enter the village of Shirwell where to the right you will see a development of a half dozen or so bungalows. Immediately opposite these bungalows to the left of the road and before you arrive at the trees there is an entrance to the left, sharp left, to Nor Way. Using what3words free app for mobile phones use the code [///canny.review.tungsten](https://www.what3words.com/)



## VIEWING

By appointment through  
**Phillips Smith & Dunn,**  
**Phillips, Smith & Dunn**  
**Barnstaple Office**  
**01271 327878** Out of hours  
**Michael Challacombe 07970**  
**445204**





# GROUND FLOOR



NOR WAY, SHIRWELL, EX31 4JN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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