

Detached House Plus Annex

Brigadoon Goodleigh, Barnstaple, EX32 7LX

Offers In Excess Of

£525,000



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A Large Detached Split Level Property With Views - Goodleigh

Brigadoon Goodleigh, Barnstaple, EX32 7LX



An impressive split level and reversed living detached property which comprises of 4 bedrooms and a further attached annex space. This property is ideal for dual occupancy and presents a perfect opportunity for those looking to live with dependent/independent relatives. The annex space comprises of a bedroom with ensuite shower room along with a further reception room, this could also be perfect for a teenagers space.

The property is of a split level nature benefitting from reverse level accommodation with the main living areas enjoying fantastic views across farmers fields over the valley of Goodleigh.

The kitchen has a range of built-in storage cupboards and plenty of preparation space with ample room for a 4/6 seater table. There is a rather handy utility room with a further range of cupboard space and access to the side elevation. The dining room is a particularly good size with plenty of space for formal dining, making an ideal Christmas room, superb for entertaining with family and friends. The main lounge extends over 7m and enjoys a lovely aspect of the view with sliding patio doors onto a balcony. The main entrance hall is a particularly good size with built-in storage cupboard along with stairs that lead down to the lower ground floor. Of the hall, there is a rather handy and good sized bathroom.

On the lower ground floor there are two spacious bedrooms along with a shower room. Both bedrooms are good proportions and represent double rooms. A spacious conservatory creates a further space to sit out and enjoy the views and garden.

DETAILS

The property offers an enviable elevated position with far-reaching views across agricultural fields. Well located within a village community, Brigadoon will be a popular choice for a variety of buyers including those looking to upsize or wanting accommodation on one floor or perhaps dual occupancy living.

The Village of Goodleigh is steeped in history, with its winding lanes dotted with quaint cottages and traditional buildings that hark back to a bygone era. The ancient parish church adds to the nostalgic charm of the area.

Surrounded by rolling hills, lush meadows and picturesque farmland along with many footpaths, ideal for activities like hiking, cycling, and leisurely walks. The village is home to a friendly pub a perfect spot to mingle with other locals as well as benefitting from the local primary school. While Goodleigh offers a tranquil setting, it is also within close proximity to the bustling town of Barnstaple.

Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

VIEWING

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



Entrance Hall

Kitchen Breakfast Room 3.92 x 2.42 (12'10" x 7'11")

Utility Room 3.33 x 2.42 (10'11" x 7'11")

Dining Room 4.21 x 3.97 (13'9" x 13'0")

Lounge 7.10 x 4.09 (23'3" x 13'5")

(Annex Space)

Bedroom 1 4.89 x 3.67 (16'0" x 12'0")

Bedroom 2 4.22 x 3.11 (13'10" x 10'2")

Ensuite WC 1.77 x 1.46 (5'9" x 4'9")

Lower Ground Floor

Bedroom 3 4.26 x 3.63 (13'11" x 11'10")

Bedroom 4 4.08 x 3.63 (13'4" x 11'10")

Bathroom 2.32 x 1.74 (7'7" x 5'8")

Conservatory 4.08 x 3.63 (13'4" x 11'10")



Outside is where this property really excels further and for those seeking a serene countryside lifestyle this village location is perfect for those looking for privacy and seclusion. With beautiful far-reaching views over the rolling Devonshire countryside, locations like this don't get too much better.

The gardens wrap around the whole of the property and enjoy a wealth of long established shrubs, trees and borders. To the front there is plenty of space for parking and turning on the driveway along with access to the double garage. Within the garden there are plenty of spaces to sit out and enjoy the surroundings, whilst the patio areas and the balcony present ideal spaces for alfresco dining or simply Summer entertaining with family and friends.

For those of you with green fingers, there is plenty of space for gardening, veg plots and a greenhouse which is included in the sale. Goodleigh and all its beauty is a quintessential English village! Contact our Barnstaple team for more information or to arrange your viewing appointment.



DIRECTIONS

Heading out of Barnstaple on Bear Street on the Goodleigh Road, proceed on this road taking the turning signposted Goodleigh and Gunn. Proceed through the village passing the pub on the right proceeding towards Gunn. After a short distance as you are about to leave the village the property is situated on the right hand side with for sale board clearly displayed.

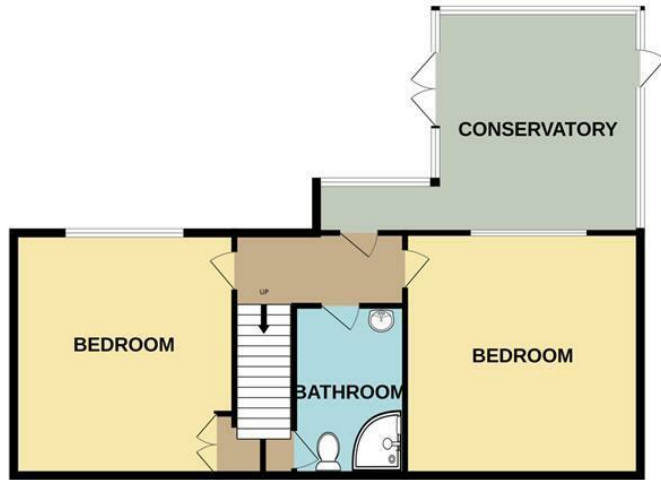


VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
contact Edward on
07772363674



LOWER GROUND FLOOR



GROUND FLOOR



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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