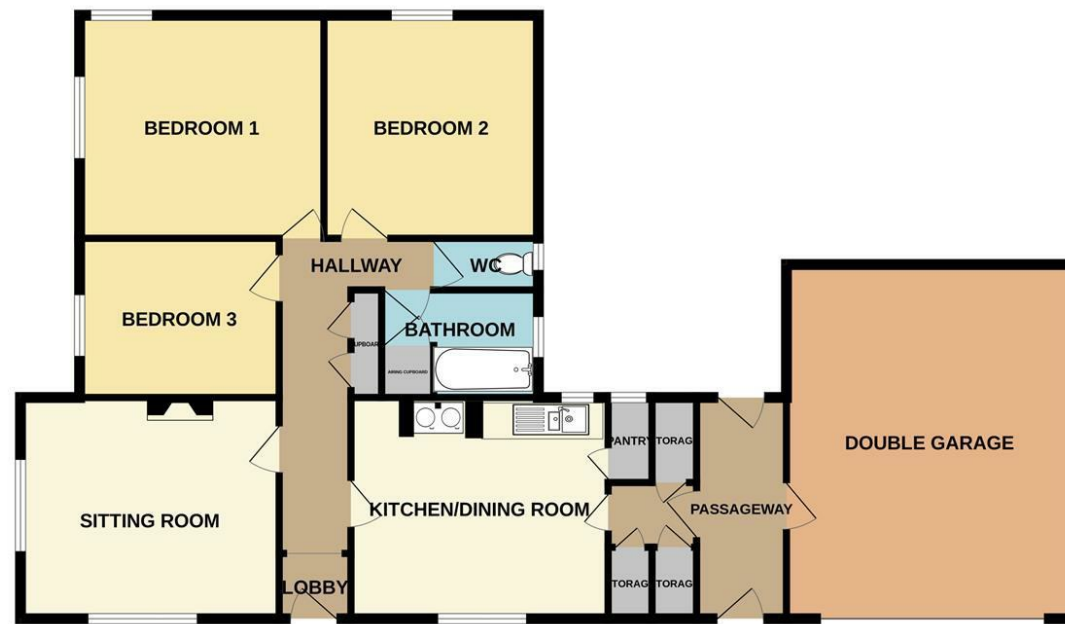


GROUND FLOOR



HIGHFIELD, YARNSCOMBE, EX31 3LR

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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Detached 3 Bed Bungalow - Stunning Outlook

Highfield, Yarnscombe, Barnstaple, EX31 3LR

Guide Price

£400,000

- Rural Bungalow
- For Renovation/Extension - stp
- Outstanding Panoramic Views
- 3 Bedrooms, Double Garage
- Set in 1/4 Acre Plot

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Directions

Grid Ref: SS 564/232. From the A361/A39 Atlantic Highway, as you pass by south of Barnstaple turn left on to the B3232 road as though towards Torrington. Follow this road for some 4 miles where you will pass by the village of Newton Tracey and continuing on pass through Alverdiscott. From Alverdiscott travel for approximately 2 miles further where you will pass by the Paint Ball/Laser facility at South Down and a few hundred yards thereafter turn left at Cloggshill Cross towards Yarnscombe. As you reach the speed limit signs at the south edge of the village take a right turn and the bungalow is about 400 yards along to the right. Using what3words free app for mobiles enter the phrase [///layers.knocking.redeeming](https://www.what3words.com/)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

- Lobby**
1.195 x 1.016 (3'11" x 3'3")
- Hall**
5.289 x 1.197 (17'4" x 3'11")
- Sitting Room**
4.27m x 3.66m (14 x 12)
- Bedroom 3**
3.090 x 2.636 (10'1" x 8'7")
- Bedroom 1**
4.082 x 3.682 (13'4" x 12'0")
- Bedroom 2**
3,68 x 3.548 (9'10",223'1" x 11'7")
- Toilet**
1.732 x 0.804 (5'8" x 2'7")
- Bathroom**
2.735 x 1.659 (8'11" x 5'5")
- Kitchen/Diner**
4.252 x 3.658 (13'11" x 12'0")
- Pantry**
1.374 x 0.757 (4'6" x 2'5")
- Rear Passage**
1.601 x 0.898 (5'3" x 2'11")
- Store**
1.374 x 0.757 (4'6" x 2'5")
- Store**
1.176 x 0.734 (3'10" x 2'4")
- Store**
1.176 x 0.734 (3'10" x 2'4")
- Garage Passage**
2.920 x 1.492 (9'6" x 4'10")
- Double Garage**
4.720 x 5.846 (15'5" x 19'2")
- Large Level Garden**

Overview

A 1960's rural bungalow with no immediate neighbours and absolutely outstanding, near panoramic views. The property can of course be renovated as is or enjoyment of the views could be enhanced by redevelopment of the bungalow to a reverse level house to take the fullest advantage of the superb outlook north and east to Exmoor, east and south over rolling unspoilt countryside and all set in a plot of about a quarter acre and less than a mile from the nearest village, yet readily accessible to Great Torrington, Barnstaple and Bideford all within less than 10 miles.

The property is situated with no nearby neighbours and has 'the best of both worlds' being located in between the towns of Barnstaple, Bideford and Torrington yet being surrounded by rolling North Devon countryside. The pretty Devonshire village of Yarnscombe, less than a mile, is known for its friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a Church and mobile library. There are a number of nearby walks to enjoy over the surrounding countryside and it is situated within easy driving distance of the coast at Instow.

Great Torrington is about 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors.

The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities and at Barnstaple access to the North Devon Link road A361/A39.

The Property

Built in the mid 1960's the subject of an agricultural tie the property is now free of this as a certificate of lawfulness has recently been granted.

Traditionally built in block cavity under a tiled roof the property is now needing updating and renovation and given its stunning site is likely to be extended and possible redeveloped as a house, subject to planning, to make a splendid reverse level accommodation property to take advantage of the outstanding, near panoramic views.

Currently Highfield is about 120 sq meters, internally, including the garaging so a great basis to work from.

There is no central heating, a Rayburn Royal oil fired stove in the kitchen originally heated the airing cupboard and an expansion radiator in Bedroom 1, until recently but is now defunct. There is an open fire in the sitting room.

Externally a large level garden of about a quarter of an acre. Raised timber decking overlooking the view.

Services

Main water and electric. Private drainage.

Council Tax

Band C

EPC Rating

Band - TBC

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 115000

