

# 3 Bed Bungalow, Agric Tie, Garden

The Beeches, Hewish Lane, Muddiford, Barnstaple, Devon, EX31 4HH

Offers In The Region Of

£500,000



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# 3 Bed Bungalow, Agric. Occ. Tie, Garden

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Set in a secluded rural setting and with views to the south and west over surrounding pasture fields and wooded slopes and being set about a mile back from the B3230 Barnstaple to Ilfracombe road giving the property convenient access.

The property includes a particularly well designed and spacious three bed bungalow built circa 1977 and subject to a local area agricultural occupancy condition with the property being found in need of some modernisation. There are adjoining private garden areas.

Being close to the main Barnstaple to Ilfracombe Road the property has excellent access to the south, Barnstaple, the ancient borough and administrative centre for North Devon, some 7 miles, offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new 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 Junction 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.

To the north about 7 miles is the coastal resort town of Ilfracombe with its noted harbour and myriad houses from the Victorian era.

Some 10 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, microlighting, 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

Approached in common with a half-dozen other individual country homes off a narrow no through country lane, The Beeches is set in an elevated setting with lovely rural views to the south and west.

Built in 1977, subject to a local area agricultural occupancy condition, the property has had some improvements from initial construction by inclusion of double glazed replacement doors and windows to most rooms but still retains the original bathroom furniture and the top of the range Elizabeth Ann fitted kitchen although there is a new double oven and 5 ring hob.

Council Tax - Band D

EPC - Band TBC

Services - Private water, mains electric, oil central heating and private drainage

Planning - The property, including a new barn next door was built subject to an agricultural occupancy condition. This states that the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 290(1) of the Town and Country Planning Act 1971 or in forestry ( including any dependants of such a person residing with him) or a widow or widower of such a person.

## VIEWING

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



### Storm Porch

### Inner Lobby

### Reception Hall

### Lounge 5.39 x 4.81 (17'8" x 15'9")

Accessed by double coloured glass doors from the hallway, Double glazed south facing Patio doors with side lights opening to the garden. Cut stone fireplace with timber mantel and built in shelves, panel radiator, wall lights, coved ceiling, wall mounted electric fan heater. Steps up to folding concertina doors to the

### Dining Room 4.61 x 3.60 (15'1" x 11'9")

Double aspect, 2 panel radiators, glass sliding door to serving hatch from the kitchen

### Inner Hall

Door to storage cupboard

### Bedroom 3 4.60 x 3.81 (15'1" x 12'5")

Views over the valley. Panel radiator, vanity unit

### Bedroom 1 4.64 x 3.80 (15'2" x 12'5")

Views over the valley. Panel radiator, built in double wardrobes to either side of central vanity unit,



**Bedroom 2 4.31 x 3.86 (14'1" x 12'7")**

Southerly views. Panel radiator, vanity unit and built in wardrobe cupboard

**Bathroom 2.656 x 1.716 (8'8" x 5'7")**

Panelled bath with assist grips and shower over bath, radiator, hand basin. Tiled splashbacks

**W/C 1.61 x 0.82 (5'3" x 2'8")**

Low level wc, tiled surrounds

**Office/Bedroom 4 2.684 x 2.08 (8'9" x 6'9")**

Radiator

**Kitchen/Breakfast Room 3.93 x 3.61 (12'10" x 11'10")**

Original Elizabeth Ann fitted kitchen with extensive worktops to 3 elevation with drawers and cupboards under with tray space,, matching wall cupboards and tiled splashbacks. Inset new Lamona double oven, new Lamona 5 ring hob with extractor over, double drainer stainless steel sink unit, wide range of drawers and cupboards under, Rayburn Royal cook and heat.

**Walk in Pantry 2.61 x 0.807 (8'6" x 2'7")**

**Rear Entrance Hall**

**Utility Room 3.029 x 2,424 (9'11" x 6'6",1391'0")**

Double drainer stainless steel sink unit with cupboards under, New central heating boiler, water storage and pump, Radiator , tiled floor

**Shower Room**

Tiled shower cubicle recess, low level wc, hand basin.

**Rear Entrance Conservatory**

**Garage 5.46 x 2.75 (17'10" x 9'0")**

Up and overdoor to front

**Kennel with Run**

**Garden**

Set inside the sweep of the drive running up to the property. Grassed with a number of trees and shrubs. A further level garden runs around to the side.







## DIRECTIONS

Grid Ref SS 552/411 From Barnstaple leave the town on the A39 north as though towards Lynmouth. Just over a mile out having past by the North Devon District Hospital take the left turn onto the B3230 road as to Ilfracombe. Follow road through to Muddiford and Milltown and from there on for just over a half mile where you pass by the Little Silver Quarry entrance to the left and within a couple of hundred yards carefully turn right and drop down into the lane signed Hartnoll Barton and Hewish Mill. Follow the concrete track for a half mile or so where you will pass a pair of cottages to the right-hand side. As you rise at the hill beyond and through the trees the entrance to the property is to the right over a cattle grid with side pedestrian gate with drive leading up to the property. Using what3words free app for mobile phones use the phrase [///meanders.create.squeezed](https://www.what3words.com/#!/en/SS552411)



## VIEWING

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





GROUND FLOOR



THE BEECHES, MUDDIFORD, EX31 4HH

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