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## 5 Bed House

Ebberley House 48 West Yelland, Barnstaple, EX31 3HF

Offers In Excess Of

**£1,000,000**

- Large Neo Georgian Style House
- Spacious Half Acre Gardens
- MUST VIEW!
- Near Instow Village
- Open Plan (32ft) Kitchen Breakfast Room
- Built & Renovated With Great Detail
- Large Double Garage / Workshop Room

## Directions

Head out of Barnstaple driving in a westerly direction passed through Sticklepath, Bickington and Fremington. Driving along the B3233 'Yelland Road' towards Instow, when entering West Yelland the property is one of the last on the right hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

- Entrance Porch**
- Hallway**
- Lounge**  
6.77 x 6.35 (22'2" x 20'9")
- Dining Room**  
5.21 x 4.21 (17'1" x 13'9")
- Kitchen Breakfast Room**  
9.93 x 4.18 (32'6" x 13'8")
- Utility Room**  
4.16 x 2.54 (13'7" x 8'3")
- Ground Floor WC**
- Cinema Room**  
4.59 x 2.99 (15'0" x 9'9")
- Study**  
3.02 x 2.18 (9'10" x 7'1")
- First Floor**
- Galleried Landing**
- Principal Bedroom**  
4.07 x 3.62 (13'4" x 11'10")
- Ensuite**  
2.89 x 2.12 (9'5" x 6'11")
- Dressing Room**  
3.03 x 2.72 (9'11" x 8'11")
- Bedroom 2**  
3.85 x 2.80 (12'7" x 9'2")
- Dressing Room**  
2.85 x 1.99 (9'4" x 6'6")
- Bedroom 3**  
3.56 x 3.39 (11'8" x 11'1")
- Bedroom 4**  
3.38 x 2.76 (11'1" x 9'0")
- Bedroom 5**  
3.88 x 3.27 (12'8" x 10'8")

## Overview

The dining room has double doors opening to the south facing rear patio. A perfect spot for more formal dining or relaxed entertaining on Christmas day. Also on the ground floor there is a very handy study perfect for those of you looking to work from home.

Alongside is a cinema or Gym, a versatile room which gives great options. There is also a ground floor WC, plenty of storage and a further access to the side elevation.

Upstairs there is a generous landing space with tall floor-to-ceiling windows and a door opening to the (what could be) outside seating area. The gallery landing gives a true sense of space and style and in keeping with the Georgian approach.

The bedrooms are all of good proportions which eliminates the age old Childs argument over who gets the largest room. The principal bedroom is a good size with plenty of space for a large bed it also has a walk-in wardrobe and large ensuite bathroom with four piece white suite and standalone bath.

There is a further shower room which is equipped with high quality finishes and a further family bathroom including a standalone bath finished to A1 standards! This property is a must view, contact our Barnstaple branch for more information and to arrange your viewing appointment.

Outside the property there is plenty of parking to the front. There is a side access to the rear garden which offers plenty of space for your furry friends to roam freely. The plot extends just over half an acre mostly laid to lawn with a large patio area perfect for sitting out, entertaining in the summer or alfresco dining. There is a large workshop and double garage to the rear of the garden which could be converted to an annex subject to the necessary planning consent.

## Outside

The property is on the periphery of a very popular coastal Village that is Instow. Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, popular among families and water-sports enthusiasts alike. The beach expands about 200 acres at low tide ideal for those of you that have four-legged friends.

With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a foodie's paradise.

The popular Yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is an active bus route which provides frequent trips to Barnstaple town centre.

The villages of Fremington and Bickington have a further range of shops, places of worship, pubs and restaurants. Barnstaple is one of the largest towns in the UK and features many local and national retailers, pubs, butchers, recreational facilities, GYMs etc.

There is great travel links to the A39 and subsequently the M5 motorway along with a daily train facility to Exeter Central. Contact Phillips Smith & Dunn as sole selling agents to arrange your viewing appointment.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

