

# A Simply Stunning Family Home

Orchard House Yelland Road, Fremington, Barnstaple, EX31 3DU

Asking Price

£850,000



 PhillipsSmith&Dunn  
Buy. Sell. Let.

We value **your** property



# Immaculately Presented With Breathtaking Views

Orchard House Yelland Road, Fremington, Barnstaple, EX31 3DU



Enjoy breathtaking views of the Taw estuary from this truly exceptional family home which the current owners have improved considerably with quality fixtures and fittings, all done to an exacting standard. Orchard House sits in a plot of approximately 0.75 acres with ample off-road parking, a garage and expansive gardens to the sides and rear.

Properties of such high calibre, conveniently located like this one, are seldom found. We strongly recommend exploring the upgraded interiors to appreciate the offerings of this home fully. The current owners have replaced the hot water system, replaced floor coverings, upgraded the lighting to LEDs and added Roman and Venetian blinds to most windows and French doors to name just a few. They have completely refitted the upstairs bathrooms and have remodelled the kitchen completely to present a superb space with quartz worktops and upstands.

Briefly, the accommodation is entered by a porch that leads to the main part of the property and also gives separate keyed access to the fourth bedroom with superb annexe potential, complete with a kitchen sink and en-suite shower room—ideal for accommodating a dependent relative. The rest of the property impresses with a spacious hallway, a living room with stunning estuary views, a dining area, a corner wood burner and sliding patio doors and French doors leading to a large patio. Equally impressive is the generous kitchen/dining room with space for the whole family and French doors opening to the patio. The ground floor also includes a useful utility room, a large downstairs WC and a flexible room that could be used as a home office or a fifth bedroom. The first floor boasts three double bedrooms, the master featuring a walk-in wardrobe, sensational views of the estuary and a refitted en-suite shower room. Bedroom 2 has its own en-suite WC and built-in storage, while bedroom 3 is a spacious double. The family bathroom boasts a jetted bathtub with shower.

A stunning home!

# DETAILS

This property holds a fantastic position. Not only is it surrounded by similar style properties, it is just over a half mile to the popular coastal village of Instow, with its sandy beach and dunes, yacht club, restaurants and inns as well as access to the Tarka Trail, a traffic free cycle track/footpath running around the Taw and Torridge estuaries and beyond.

A further 5 miles west is the port of Bideford on the River Torridge with this wider range of facilities. To the east, about 2 miles, is the village of Fremington offering an excellent range of local facilities and a further 3 miles beyond is Barnstaple, the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities.

Ten miles to the west of Barnstaple and north of the River Taw is the dramatic North Devon coastline with sandy beaches and rugged cliffs at Saunton, Croyde, Putsborough and Woolacombe. In the opposite direction, 10 miles to the east starts the rugged Exmoor National Park.

Services - Mains electric, water and drainage. Gas central heating.

Council Tax - E

EPC rating - Band C

Broadband Speed - 72mbps



## Entrance Hall

**Sitting/Dining Room 9.36 x 5.24 (30'8" x 17'2")**

**Kitchen Area 4.75 x 4.43 (15'7" x 14'6")**

**Breakfast Area 4.75 x 4.36 (15'7" x 14'3")**

## WC

**Utility Room 2.38 x 2.05 (7'9" x 6'8")**

**Study/Bed 4 3.95 x 2.56 (12'11" x 8'4")**

**Annexe 5.65 max x 5.36 max (18'6" max x 17'7" max)**

**Bedroom 1 6.50 max x 3.59 (21'3" max x 11'9")**

## En-Suite Shower Room

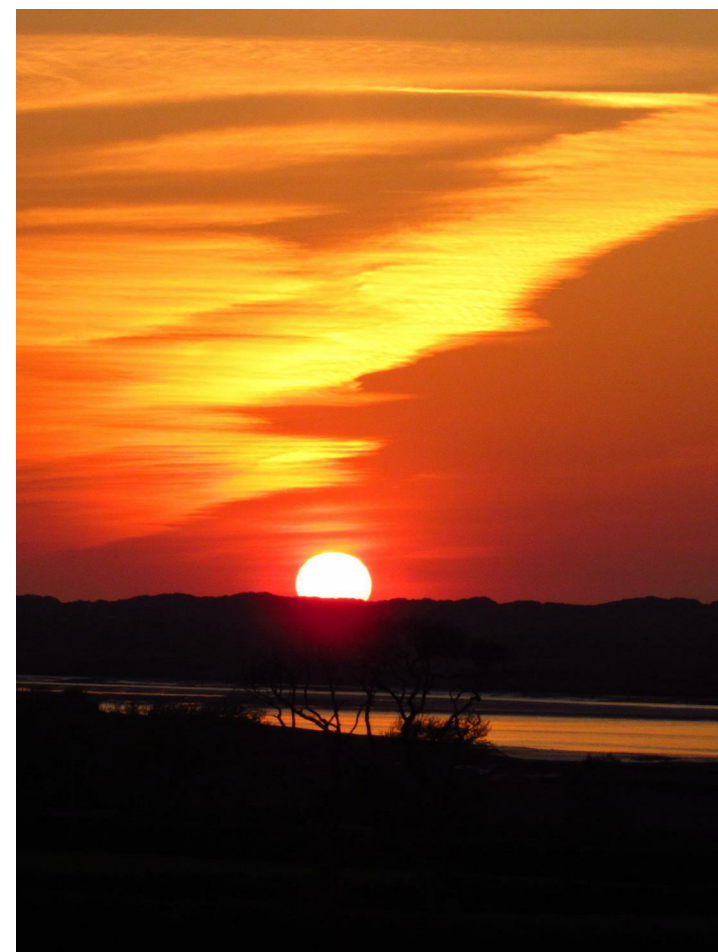
**Bedroom 2 4.78 into window x 3.67 (15'8" into window x 12'0")**

## En-Suite WC

**Bedroom 3 3.78 into window x 4.31 (12'4" into window x 14'1")**

**Family Bathroom 2.89 x 1.57 (9'5" x 5'1")**

## Garage



## VIEWING

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



The exterior is as brilliant as the interior, with a driveway which has been upgraded to asphalt, creating ample space for several cars. There is a large single garage with electric roller door and light and power connected. An opening leads through to the large gardens where you can access the patio area which wraps around the home featuring a delightful pizza oven, perfect for outdoor entertaining. The expansive garden areas have been improved upon and are productive spaces with added raised beds, planting, gravel pathway and water butts. The current owners have added a large garden shed and have updated and upgraded in many other places, creating a truly wonderful outside space.



## DIRECTIONS

From Barnstaple continue out of town to the west, up Sticklepath Hill and upon reaching the roundabout at the Cedars Inn proceed across signposted to Bickington, Fremington and Yelland. Proceed through Fremington and when you see the Yelland sign, the tarmac driveway on the right leads you to Orchard House. What3words ref: truck//rarely//lushly



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



GROUND FLOOR



1ST 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.  
 Made with Makroplan ©2022