

Barn Conversion, Endless Pool, Fitness Room

Meadowside, Lower Loxhore, Barnstaple, Devon, EX31 4SY

Offers In The Region Of

£639,000



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Barn Conversion, Fastlane Endless Pool, Fitness Room, Garage, Garden

Meadowside, Lower Loxhore, Barnstaple, Devon, EX31 4SY



Set in the pretty, scattered rural hamlet at Lower Loxhore, this delightful stone barn conversion, with rural outlook, is beautifully presented and been tastefully upgraded over the years, with its Endless Exercise Pool, and solar panels to provide power and energy for it. Fitness room/Studio, garage/workshop, enclosed garden and terrace all double glazed and also with oil central heating.

The area is rich in footpaths and rural lanes, for those that enjoy walking with, just to the north, the Arlington Court Estate, formerly the home of the Chichester family of round the world Yacht race fame and their ancestors but more recently by the National Trust. It has acres of rolling parkland, mature woodland walks and stunning gardens with lakes.

The property is just over a mile from the main Barnstaple to Bratton Fleming road with Bratton, centred around its ancient parish Church with primary school and village shop being about 2 miles.

To the south, Barnstaple, about 7 miles is the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, 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 Jctn 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.

Some 10 - 12 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, microlight various golf courses and other associated facilities. To the east, again 5 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking country.

DETAILS

A pretty detached stone barn conversion in this quiet rural hamlet. Elevated and with glimpses of fields between the woodland and beyond the gardens where there are often small herds of the local red deer seen grazing.

Approached through a pair of tall wooden gates to off road car parking to the front of the garage/workshop, where the Storage batteries are housed and an EV charge point could be installed as there is capacity.

Council Tax Band = tbc

EPC Band - tbc

Services - Solar panels with Solar Edge system of 12 panels providing 5.94 kw with 9.7 kw battery storage. EV car charger point capability. Mains electric, and water. New sewage treatment plant - 12 person. Full fibre optic broadband.

VIEWING

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



The property is approached through a stable door into the

Entrance Lobby 1.435 x 1.449 (4'8" x 4'9")

Coat hooks and seat with glazed door to

Entrance Hall

Stairs rise to first floor with understairs cupboard

Sitting Room 5.85 x 3.025 (19'2" x 9'10"-82'0")

Light bright triple aspect room with double glazed doors to garden and terrace. Granite fireplace surround with inset wood burning stove, 2 radiators, Glazed door and side light to hall.

Terrace

Overlooking the garden and view

Fitted Kitchen/Diner 3.904 x 3.523 (12'9" x 11'6")

Double aspect room. Extensively fitted with solid slate worktops over a variety of drawers and cupboards. Inset deep sink Option on Rangemaster stove. matching wall cupboards.

Cloakroom 2.654 x 0.862 (8'8" x 2'9")

Tiled floor. Tiled walls to dado height. Low level w.c., wall hand basin.



Shower Room 3.947 x 1.686 (12'11" x 5'6")

Tiled floor, low level w.c., pedestal hand basin, low tiled splashbacks. radiator, shower cubicle with folding doors, vent,

Landing

Serving all rooms. Built in store cupboard.

Bedroom 1 4.197 x 3.540 (13'9" x 11'7")

South facing. Radiator. Former wardrobe recesses with no doors used for storage.

Bedroom 2 3.517 x 3.870 (11'6" x 12'8")

Radiator. Airing cupboard with hot tank, shelving.

Bedroom 3 3.867 x 2.713 (12'8" x 8'10")

Radiator.

Access Drive

With tall double timber access gates for privacy and concreted hardstanding

Detached Garage 8.341 x 3.537 (27'4" x 11'7")

Up and over door to front. Side access door from the garden, Housing the Solar Edge 9.7 kw battery store. Windows in side. Potential small annex/guest suite.

Endless Fastlane Pool 4.113 x 2.381 (13'5" x 7'9")

A much used facility and being powered by our own solar panels is very economical. Pumps for water jet, cleaning, etc.

Fitness Room/Studio 5.519 x 3.021 (18'1" x 9'10")

Double glazed doors and fronting on to a sheltered courtyard area next to the pool. Housing the house boiler in a corner, double velux roof lights. Kitchen area. Power and light..

Garden

Sheltered, private and secure these have the garage, house and pool on 3 sides with the view to the fourth. Terrace, small wildlife pond. A variety of colourful trees and shrubs, level lawn.



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DIRECTIONS

From Barnstaple on the inner relief road at the only traffic lights turn east to Brayford and Bratton Fleming. Proceed out of the town on on for just over 4..5 miles where turn left to Loxhore. Proceed along the valley for just over a quarter mile turning right up the hill to Lower Loxhore. In Lower Loxhore turn sharp left at the red phone box and follow the narrow lane. The property is the 3rd on the right clearly signed on its wall. Using what3words app for mobile phones enter///



VIEWING

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



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



MEADOWSIDE, LOWER LOXHORE, EX31 4SY

TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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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