

# Modern 5 Bed Country Home

Hebe House, Lower Loxhore, Barnstaple, EX31 4SY

Offers In The Region Of

£615,000



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# Modern 5 Bed Country Home

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A well presented modern 5 bed. country home with reverse level accommodation, the majority of rooms taking advantage of the pretty views down a lightly wooded valley with regular sightings of the local Exmoor red deer.

The house arranged over two floors is particularly light and bright with high ceilings and has been well maintained and is well presented with air-conditioning having recently been added to the first floor.

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.

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 expanse of heather clad moorlands offering stunning riding and walking



# DETAILS

Pleasantly set in the scattered hamlet at Lower Loxhore the property was designed and built by its original owner and has over the last 2 to 3 years the property has been the subject of considerable upgrading as follows.

New bathrooms, Samsung air-conditioning units to the main first floor rooms and roof solar panels to bring it up to a more energy-efficient standard.

The windows have all been replaced with updated double glazed units and doors. New fascia boards, guttering and downpipes installed and soakaway renewed this last year. The flat roof over the garage and the balcony have been renewed and new composite decking installed.

Engineered oak board flooring has been installed in the Entrance Hall, Cloakroom and Bedroom 5/Study, also in the kitchen/diner and along the lower hallway and fresh carpeting.

New slate patio in the garden and recently turfed.

Services - Main water and electric. Septic tank drainage. Oil fired heating plus two new air conditioning units. Roof mounted panels producing around £1,500 income per annum. Fibre optic broadband.

Council Tax – Band F

EPC – Band TBC C but improvements have been made that should improve on this.



## Covered Entrance Porch

A pair of glass panel doors to

**Entrance Hallway 3.73 x 3.12 (12'2" x 10'2")**

## Cloakroom

Low level wc, hand basin

**Bedroom 5/Study 3.58 x 3 (11'8" x 9'10")**

**Kitchen/Diner 6.4 x 4.28 (20'11" x 14'0")**

A lovely bright double aspect room. Well fitted with a return range of Schreiber worktops with drawers and cupboards under and wall units over. Tall pull out larder. Electric oven. Further base units with inset sink unit and island breakfast bar with inset Belling touchtronic hob. Stainless steel extcator hood over. New Samsung air conditioning unit.

**Lounge 7.33 x 5.3 (24'0" x 17'4")**

A stunning double aspect room with rural views down the partially wooded valley valley. Double sliding doors with side lights to balcony. 3 Radiators. Stone tile chimney breast, slate hearth with wood burning stove. New Samsung air condition unit.





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**Balcony 7 x 5.8 (22'11" x 19'0")**

Complete metal surroundings. Also staircase down to garden

**Lower Hallway****Storage Space 6.496 x (21'3" x )**

A low ceiling height but good internal storage.

**Bedroom 4 4.019 x 3.056 (13'2" x 10'0")****En Suite Shower**

Low level w/c, wash hand basin. Folding door entry to shower cubicle

**Bedroom 3 4.32 x 2.96 (14'2" x 9'8")****Bedroom 2 4.41 x 3.492 (14'5" x 11'5")****Family Bathroom 3.415 x 2.126 (11'2" x 6'11")**

Double sized with tiled surrounds. Low level wc, Pedestal hand basin. Stainless steel towel rail/radiator.

**Bedroom 1 3.36 x 3.36 (11'0" x 11'0")****Attached Garage 5.487 x 5.485 (18'0" x 17'11")**

Electric up and over door. Door to lower hallway

**Utility Room 2.736 x 1.957 (8'11" x 6'5")**

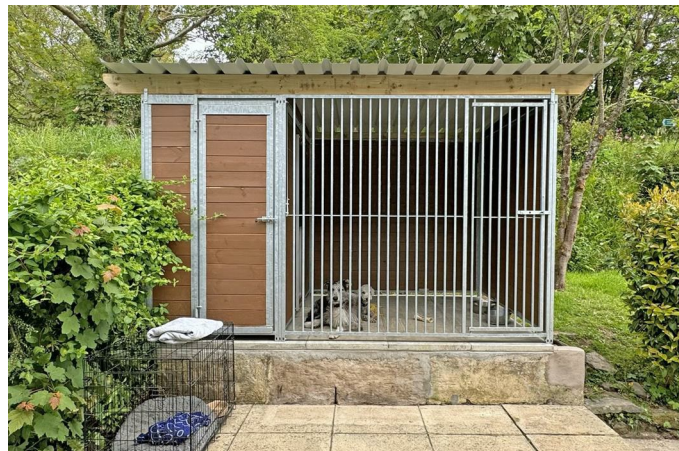
Single drainer sink unit with cupboard. Wash machine point. Grant oil boiler.

**Purpose Built Kennel**

Just outside the front door - but excluded from the sale

**Outside**

To the side tarmac drive with car space for a half dozen vehicles. To the front recently turfed level lawn dropping down with orders to the boundary, To the front a slate patio and lawn above.







## 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 the property is immediately to your left. Using what3words app enter///firepower.etchings.quantity



## VIEWING

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







GROUND FLOOR



1ST FLOOR



HEBE HOUSE, LOWER LOXHORE, EX31 4SY

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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