



### Directions

Head out of town in a westerly direction, through Sticklepath, Bickington and through the welcome signs of Fremington. Proceed to the lights upon reaching the convenience stores turning right at the lights into the waters edge development. Drive through the tree-lined road proceed along Barracks Road taking the second right turning onto Grapple Close, the property will be found straight ahead

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

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### Beautiful Detached Family Home

6 Grapple Close, Fremington, Barnstaple, EX31 3FR

Guide Price

**£485,000**

- Popular Residential Location
- Large Driveway
- Solar Panel Installed
- Double Garage
- Immaculately Presented Throughout
- Useful Study
- NHBC Remaining
- Tarka Trail Access Close By
- Plenty Of Storage





## Room list:

- Entrance Hall**  
3.35m x 4.08m (10'11" x 13'4")
- Living Room**  
6.94m x 3.43m (22'9" x 11'3")
- Kitchen Diner**  
5.74m x 3.31m (18'9" x 10'10")
- Dining Room**  
3.19m x 2.98m (10'5" x 9'9")
- Office**  
2.96m x 2.21m (9'8" x 7'3")
- WC**  
1.56m x 1.72m (5'1" x 5'7")
- Bedroom 1**  
3.50m x 3.52m (11'5" x 11'6")
- En-Suite Shower Room**  
2.52m x 1.64m (8'3" x 5'4")
- Bedroom 2**  
1.74/3.15m x 3.51/4.64m (5'8"/10'4" x 11'6"/15'2" )
- Family Bathroom**  
1.60m x 2.73m (5'2" x 8'11")
- Bedroom 3**  
2.67m x 3.53m (8'9" x 11'6")
- Bedroom 4**  
2.01m x 3.81m (6'7" x 12'5")
- Landing**  
4.33m x 3.46m (14'2" x 11'4")

## Overview

Welcome to this exquisite four-bedroom detached house situated in the desirable area of Fremington. As you enter through the large hallway, you are greeted by a spacious and inviting atmosphere. To the right, you'll find a substantial dual aspect living room, bathed in natural light, with French doors leading seamlessly into the dining room. Both rooms benefit from double doors that open out to the garden, offering a perfect blend of indoor and outdoor living.

The large kitchen diner is a chef's dream, featuring integrated appliances, 5-ring gas hob, a convenient sink with drainer, ample cupboard space, and a window overlooking the rear garden. Adjacent to the kitchen is a useful office, providing an ideal space for working from home. The ground floor is completed with a modern WC and handy understairs storage, ensuring practicality and convenience.

Upstairs, the master suite is a luxurious retreat, boasting a modern en-suite shower room and multiple built-in wardrobes. Bedroom 2 is a generous double bedroom with a charming alcove, perfect for a wardrobe or dressing area, and offers the potential to be converted into an additional en-suite. Bedroom 3 is another spacious double bedroom situated at the front of the property. Bedroom 4 is a cosy single bedroom with close access to a contemporary three-piece suite bathroom, ideal for children or guests.

The exterior of this property is just as impressive as the interior. To the rear, you'll find a well-landscaped garden, beautifully laid out with both patio and lawn areas, complemented by an established raised flower bed. Side access adds convenience. The property also boasts a large double garage with a pitched loft for additional storage. The garage features both an electric and a manual door, alongside multiple electric points. In front of the garage, a double driveway provides ample space for three vehicles. The front of the property offers brilliant curb appeal, enhanced by a single 1KW solar panel situated on the roof, showcasing a commitment to sustainability.

## Outside

The property is within a short walking distance to Fremington with a range of local shops and amenities along with a frequent bus route providing periodic access to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

