

Fremington

Approximate Gross Internal Area
220.1 sq m / 2369 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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5 Bed House - Detached

The Old Vicarage Fremington, Barnstaple, EX31 2NX

Offers In Excess Of

£700,000

- Large Detached 5 Bed House
- Planning For Further 4 Bed Dwelling
- Detached Coach House
- Secluded Position In The Popular Fremington Village
- Large Plot Extending Over 1.2 Acres
- Ample Parking & Private Gated Drive
- No Chain

Looking to sell? Let us
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for free!

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or email barnstaple@phillipsland.com

Directions

Heading out of Barnstaple drive through Sticklepath, Bickington and upon reaching Fremington. Follow the road as you enter the village taking the second right turning into the Vicarage. A for sale board is clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Porch

Entrance Hall

Living Room

5.05 x 3.33 (16'6" x 10'11")

Sitting Room / Bed 5

6.65 x 3.66 (21'9" x 12'0")

Dining Room

4.24 x 2.95 (13'10" x 9'8")

Kitchen

3.35 x 3.10 (10'11" x 10'2")

Utility Room

3.00 x 2.57 (9'10" x 8'5")

Ground Floor WC

First Floor Landing

Bedroom 1

5.08 x 3.33 (16'7" x 10'11")

Bedroom 2

5.54 x 2.92 (18'2" x 9'6")

Bedroom 3

3.66 x 3.28 (12'0" x 10'9")

Bedroom 4

3.66 x 2.18 (12'0" x 7'1")

WC

Bathroom

Overview

A detached five bedroom family home formerly a vicarage with full planning permission for a further four bedroom detached property and coach house. The Old Vicarage presents a perfect opportunity for a developer or those looking to build for a family member to live close by. The plot is substantial and extends over 1.2 acres and is secluded by long established shrubs and trees.

The full planning permission detail can be found on The North Devon Council planning portal under reference 72100. The planning is for a 4 bedroom detached house with associated garaging. The property will share an entrance with the existing house, but still stand in a large garden with several mature trees.

The sellers have already made a payment to NDC under section 111 of The Local Government Act 1972, towards the mitigation of recreational impacts on the Braunton Burrows Special Area of Conservation.

Outside

Fremington Vicarage is located near the heart of the village, there is a primary school close by as well as 2 pubs, shops and the playing fields. The village itself is 3 miles west of Barnstaple. 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

F

EPC Rating

E

Tenure

Freehold

Viewings

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

