

Barn Conversion, Endless Pool, Fitness Room

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

Offers In The Region Of

£619,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



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 has been tastefully upgraded to include an Endless Exercise Pool. The property including the garage and annexe studio, have all been re-roofed and had hardwood double glazed doors and windows and the latest solar technology panels and battery storage recently installed. There is a private enclosed garden with rural views providing peace and tranquility.

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 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 about 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 are the heather moorlands of Exmoor.

DETAILS

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

Approached though a pair of tall wooden gates off road parking to the front of the garage/workshop(former Shippen with old arched doorway to side) where the solar panel storage batteries are housed and wiring in place for an EV charger to be installed if required.

Council Tax - Band E

EPC Band - B

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.



The property is approached through a hardwood stable door into the

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

Tiled floor, slate sill shelf, new electric fuse board, glazed door to

Entrance Hall

Stairs rise to first floor with walk in understairs cupboard with coat hooks, shelving.

Sitting Room 5.85 x 3.025 (19'2" x 9'11")

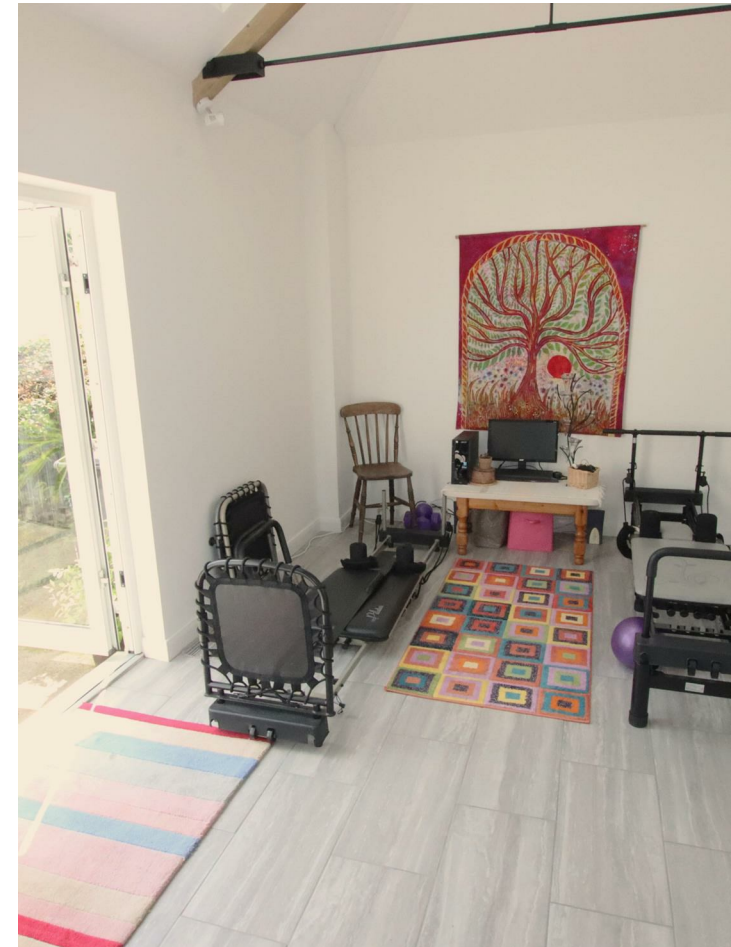
Light bright triple aspect room with double glazed doors to garden and terrace. Granite fireplace surround with inset wood burning stove, 2 radiators, Glazed door and side light to hall.

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 on Oak kitchen units over a variety of drawers and cupboards. Inset deep sink. Tiled floor. Option on Rangemaster stove. Matching wall cupboards.



VIEWING

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

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")

Catching morning sun. Radiator.

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")

Converted from a former cattle shed and with new slate roof, Up and over door to front. Side arched access door to 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 is very economical to run from the solar energy produced on the property. The Pool has a purpose built slate roof shed housing the pump, filter and Fastlane unit to weatherproof electrical equipment.

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

Double glazed doors and fronting on to a secluded sheltered courtyard area next to the pool. Tiled floor, Housing the central heating boiler in one 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. Ample plug points and exterior lighting throughout the garden.



Using what3words free app for mobiles enter
///rolled.wink.reapply



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///rolled.wink.reapply



VIEWING

By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe [07970
445204](tel:07970445204)



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.
Made with Metropix ©2024