



### Directions

Leaving Barnstaple on the A361, follow the road and take the second exit on the Landkey roundabout onto Blake Hills Road. Follow the road through Landkey, As you enter into Swimbridge, follow the road with Saint Honourine Du Fay Close situated on the right, clearly signposted.

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### 3 Bed Detached Home With Garage/Studio

1. Sainte Honorine Du Fay Close, Swimbridge, Barnstaple, EX32

OPE

- Beautifully Presented Throughout
- Characterful Log Burner
- Village Pub within Walking Distance
- Double Driveway
- Garage/Studio
- Useful Utility Area
- Popular Village Location
- Decking Area and Summer House
- Useful Downstairs WC

Guide Price

**£395,000**

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## Room list:

- Entrance Hall**  
3.37m x 1.84m (11'0" x 6'0")
- Lounge**  
5.05m x 3.28m (16'6" x 10'9")
- Kitchen Diner**  
5.05m x 2.96m (16'6" x 9'8")
- WC**  
1.81m x 0.70m (5'11" x 2'3")
- Utility Room**  
1.21m x 2.18m (3'11" x 7'1")
- Garage/Studio**  
2.53m x 4.76m (8'3" x 15'7")
- Bedroom 1**  
5.05m x 2.99m (16'6" x 9'9")
- Bedroom 2**  
2.79m x 3.28m (9'1" x 10'9")
- Bedroom 3**  
2.16m x 3.23m (7'1" x 10'7")
- Landing**
- Bathroom**  
2.38m x 1.87m (7'9" x 6'1")

## Overview

Welcome to this charming 3-bedroom detached house nestled in the picturesque village of Swimbridge. As you step through the front door, you'll be greeted by a modern and inviting kitchen diner, the heart of this home. The kitchen boasts contemporary design and functionality, providing the perfect space for culinary delights and family gatherings.

Moving on to the living room, you'll find a delightful space filled with natural light, thanks to its dual aspect windows. The room exudes warmth and comfort, complemented by a cozy log burner that creates a cosy ambience during colder evenings. Whether you're entertaining guests or enjoying a quiet night in, this living room offers the perfect setting.

This property also features a versatile single garage currently utilized as a studio room, offering endless possibilities for those seeking a dedicated workspace, home gym, or additional living area.

This 3-bed detached house in Swimbridge effortlessly combines modern living with a touch of countryside charm. With its thoughtful design, spacious interiors, and appealing outdoor spaces, this property is a perfect place to call home.

## Outside

The convenience of a double driveway ensures ample parking space for multiple vehicles, providing practicality for busy households. The well-maintained garden adds an extra layer of tranquility to the property, featuring a charming decking area for outdoor dining and relaxation. The garden is complemented by a delightful summer house, offering a serene retreat for enjoying the beautiful surroundings.

The property is situated close to the heart of the pretty and timeless rural village of Swimbridge, which offers a good range of local amenities including an award winning pub, school, playing field and church. There are some beautiful countryside walks close by with superb rugged scenery, and the local school has a fantastic Ofsted rating. This is an ideal location for those seeking a village Devonshire lifestyle and an active community feel. Swimbridge offers an active bus route which leads into 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.

## Services

All Mains Services Connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

