

# Rural 3/4 Bed. Bungalow. Set in an Acre

Carousel, Shirwell Road, Barnstaple, EX31 4JH

Offers In The Region Of

£700,000









# Rural 3/4 Bed. Bungalow. Large Double Garage/Workshop, Set in an Acre.

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Privately set, this deceptively spacious, 1,700 sq ft/160 sq m. rural bungalow has a large double garage/workshop and is set in secluded surrounding private gardens and grounds of about an acre in rural countryside just over a mile north of Barnstaple, the administrative centre for North Devon.

This highly individual property is on the market for only the second time since being built and has the following accommodation, entrance hall, living room, 24 ft. x 22 ft., kitchen/breakfast room, 3 large double bedrooms, office/bedroom 4, shower room and separate wc. Large roof space. Double glazed and LPG central heating.

Carousel is set less than 2 miles north of Barnstaple, just off the A39 Barnstaple to Lynton Road and is readily accessible. To the south, Barnstaple, the ancient borough and administrative centre for North Devon offers 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 distant.

Some 7 - 8 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 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside, and to the north the dramatic cliffs around Combe Martin, the Exmoor National Park, Hunters Inn, Lynton and Lynmouth, and around towards Porlock.



# DETAILS

Privately set, the property has been in the hands of the current owner for some 40 years, having been purchased then from the previous owner and builders of the property.

Built to a personal design and built for family occupancy, the property has a particularly large lounge/dining room, with the whole property having the benefit of aluminium frame replacement double glazed units and LP gas central heating to radiators throughout.

In addition to the current accommodation, the property has a large loft space and possibly there may be an opportunity to put additional accommodation in there, subject to planning.

The property is available with no ongoing chain.

Council Tax – Band

EPC Band – tbc

Services, mains electricity, mains water, private drainage and LP gas central heating.



Approached from the highway over a short tarmac drive to a heavy metal gate and then into a good sized tarmac car parking and turning area to the front of the double garage. The drive does carry on past the bungalow where there is an original carriage sweep drive allowing easy turning.

To the front of the bungalow natural stone steps rise to a large terrace with further wide steps up to the front door.

**Stone Arched Storm Porch 3.846 x 1.042 (12'7" x 3'5")**  
Lead light entrance door and side window to

**Entrance Hall 3.992 x 2.186 (13'1" x 7'2")**  
A wide entrance hall, radiator and wall light points.

**Bedroom 1 4.256 x 4.226 (13'11" x 13'10")**  
Bay window to rural view, radiator, wall light points, lead light window.

**Bedroom 2 4.279 x 3.931 (14'0" x 12'10")**  
Radiator, double aspect

**Study/Occ Bedroom 4 2.39 x 1.795 (7'10" x 5'10")**  
Radiator, lead light window and access to large loft space



## VIEWING

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



**Inner Hallway 3.448 x 1.473 (11'3" x 4'9")**

Radiator

**Bedroom 3 3.631 x 3.013 (11'10" x 9'10")**

Radiator

**Seperate WC 3.018 x 0.889 (9'10" x 2'10")**

Low level wc, radiator.

**Shower Room 3.018 x 3 (9'10" x 9'10")**

Shower 1.67 m x .678 m on raised area with screen and fully tiled surrounds, drench head shower and seperate hand held shower, low level wc and pedestal hand basin both with flower motiff, mirror, vented. Exposed ceiling joists.

**Kitchen/Breakfast Room 5.760 x 3.662 (18'10" x 12'0")**

A double aspect room, also door to garden, Extensively fiited with timber base units under tiled tops with splashbacks and inset single drainer sink unit, space under for wash machine, dish washer, drier, built in oven and Worcester Greenstar LPG boiler.

Variety of drawers and cupboards including tall storage unit. Matching wall units, one a welsh dresser style 4 shelf unit with glazed display shelving to either side. Island fitment with tiled top and inset Neff 4 ring hob and suspended extractor hood over.

**Lounge /Diner 7.3 x 6.7 minimum (23'11" x 21'11" minimum)**

A stunning room, double aspect with rural view and patio doors to side garden. Exposed ceiling joists. Impressive local stone fireplace wirh hearth and inset wood burning stove effect gas fire. plate rack on most walls. One wall being wood panelled.

**Double Garage 9.302 x 5.925 (30'6" x 19'5")**

2 seperate up and over doors, windows, power and light

The gardens and grounds are undoubtedly a lovely feature of this fine property and offer great potential. They surround the property and add to its private setting.

These include areas of grass, former lawns, all of which are intercepted and divided by numbers of mature trees, including eucalyptus and a colourful stand of magnolia inside the carriage sweep.

There are existing flower borders that need reawakening and a stone terrace to the front of the bungalow, with far reaching views across the valley to countryside beyond, and a smaller terrace to the rear, outside the back door.







## DIRECTIONS

Grid Ref SS534/356 Leave Barnstaple on the A39 as though to Lynton/Lynmouth. Pass the North Devon District Hospital and continue on passing Shirwell Cross, the junction with the Ilfracombe Road, at 1.5 miles. Continue as through to Lynton for a few hundred yards and there carefully turn left in the entrance to Carousel, next to the conifer trees. Using what3words free app for mobiles use the 3 words [///chimp.pipe.toast](https://www.what3words.com/)



## VIEWING

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







# GROUND FLOOR



CAROUSEL, SHIRWELL ROAD, BARNSTAPLE, EX31 4JH

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