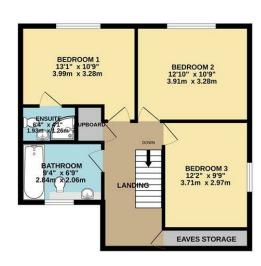




GROUND FLOOR 1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR 603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every aftempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other tiens are approximate and or esponsibility is taken for any enric properties of the state of the

Directions

From Barnstaple continue out of the town north on the Goodleigh and Bratton Fleming Road, continue along this road for approximately 8 miles and upon reaching the village of Bratton Fleming continue up along the road and up the hill. Withycombe will be found on your right hand side clearly marked with the name clearly displayed and a For Sale board.

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.







Detached 4 Bed House within Large Plot

Withycombe Bratton Fleming, Barnstaple, EX31 4SA

£425,000

- NO CHAIN!
- Large Driveway & Garage
- Garden Room & Log Burner
- Four Double Bedrooms
- South Facing Rear Garden
- Popular Village Location
- Generous Plot
- Solar PV Installed
- Short Drive To Exmoor





Property Description

The ground floor welcomes you into a bright and spacious entrance hall with practical storage and warm wood-effect flooring. The layout flows into a light-filled, dual-aspect dining room with French doors opening directly onto the rear garden, ideal for entertaining or family meals. Adjacent, the sitting room features a wood-burning stove set within a classic surround and wide picture windows that frame the garden views.

The kitchen is fitted with modern cream units, wood-effect worktops. A rear door connects directly to the garage, making it a functional extension of the living space. Also on the ground floor is a study, a cloakroom, and a fourth bedroom with a built-in wardrobe—offering versatility as a guest room or home office.

Upstairs, a generous landing provides enough space for a desk or reading nook, and includes access to a large store room and the loft via a retractable ladder. The principal bedroom benefits from an en-suite shower room with contemporary fittings. Two additional bedrooms, both with garden views, share a modern family bathroom complete with a P-shaped bath, overhead shower, and sleek vanity units.

Outside, the grounds are a real highlight. A sweeping driveway offers ample space for multiple vehicles, including a motorhome or caravan. The gardens are a delightful mix of well-established lawns, shrubbery, and flower beds, featuring mature specimens such as azaleas, camellias, and rhododendrons. A raised terrace and ornamental pond, shaded by an apple tree, create perfect spots to relax and enjoy the peaceful surroundings. The kitchen garden and shed provide practical outdoor space, while the paved terrace and lawn offer excellent areas for entertaining or family play.

At the rear of the garage, the garden room—complete with a wood-burning stove and doors to the outside—offers a cosy year-round retreat or potential studio.

Services

Mains Water, Electric and Drainage. Oil Fired C/H

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Surrounding Area

Bratton Fleming is a welcoming village with a strong sense of community, featuring a local shop, sports club, and primary school all within walking distance. A short drive takes you into the rolling hills of Exmoor, where you'll find a wide range of walking trails and stunning countryside views. For a broader selection of shops, restaurants, and leisure facilities, Barnstaple is just 8 miles away. Within 30 minutes, you can also reach the beautiful North Devon coastline, with its sandy beaches and scenic coastal walks.Bratton Fleming is a welcoming village with a strong sense of community, featuring a local shop, sports club, and primary school all within walking distance. A short drive takes you into the rolling hills of Exmoor, where you'll find a wide range of walking trails and stunning countryside views. For a broader selection of shops, restaurants, and leisure facilities, Barnstaple is just 8 miles away. Within 30 minutes, you can also reach the beautiful North Devon coastline, with its sandy beaches and scenic coastal walks.

Room list:

Entrance Hall

4.46m x 1.95m (14'7" x 6'4")

Kitcher

4.90m x 2.84m (16'0" x 9'3")

Dining Room

4.34m x 2.97m (14'2" x 9'8")

Living Room

4.93m x 2.95m (16'2" x 9'8")

Downstairs WC

1.72m x 0.87m (5'7" x 2'10")

Study

2.95m x 1.78m (9'8" x 5'10")

Bedroom 1

3.99m x 2.95m (13'1" x 9'8")

Ensuite Shower Room

1.25m x 1.93m (4'1" x 6'3")

Bedroom 2

3.96m x 3.28m (12'11" x 10'9")

Bedroom 3

3.71m x 2.95m (12'2" x 9'8")

Bedroom 4

3.33m x 2.97m (10'11" x 9'8")

Garden Room

3.71m x 2.79m (12'2" x 9'1")

Garage

8.10m x 2.75m (26'6" x 9'0")

