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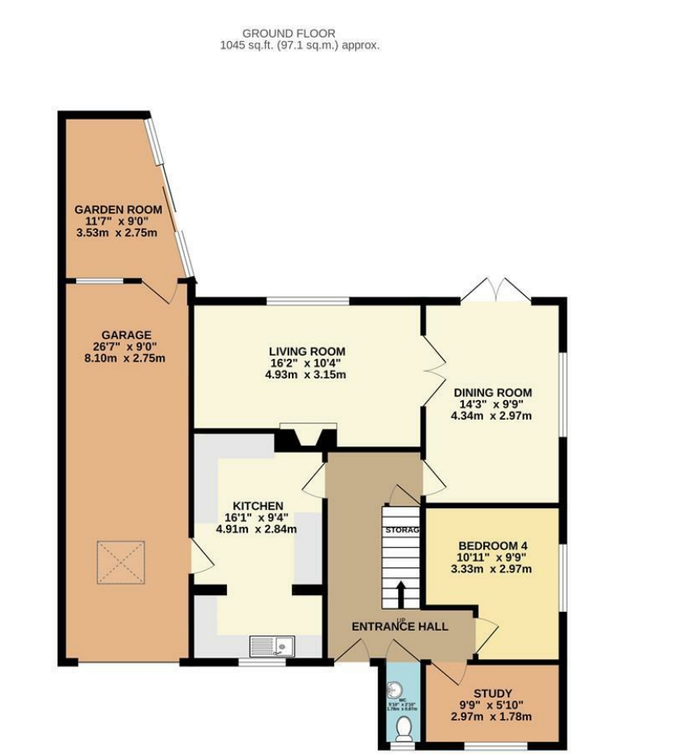

TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

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.
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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

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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Detached 4 Bed House within Large Plot

Withycombe Bratton Fleming, Barnstaple, EX31 4SA

Offers In Excess Of

£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

D

EPC Rating

D

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")

Kitchen
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")