



4 Bed House

The Old School Arlington, Barnstaple, EX31 4LW

Guide Price

£825,000

- Stunning Character Rural Property
- Double Garage & New Oak Garage / Carport
- Stunning Countryside Views
- Modern Open Plan Kitchen Family Room
- Comprehensive Renovation, Rewired, New Roof, New Plumbing
- Freehold (Rare For Its Location)
- No Onward Chain

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or email barnstaple@phillipsland.com

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Room list:

Entrance Hall

Ground Floor WC

Kitchen Breakfast Room
6.88 x 5.46 (22'6" x 17'10")

Boot Room / Utility
4.65 x 2.74 (15'3" x 8'11")

Sitting Room
8.38 x 5.16 (27'5" x 16'11")

Sun Room
5.03 x 2.44 (16'6" x 8'0")

First Floor

Bedroom 1
5.13 x 4.80 (16'9" x 15'8")

Ensuite

Bedroom 2
4.70 x 3.78 (15'5" x 12'4")

Bedroom 3
6.50 x 2.82 (21'3" x 9'3")

Bedroom 4
4.80 x 3.88 (15'8" x 12'8")

Family Bathroom

Double Garage & Store Above

Three Bay Oak Garage

Overview

The house sits within landscaped grounds of approximately one-third of an acre, with lawns, a large terrace and mature borders that fully embrace the surrounding views.

A detached double garage with loft space (offering excellent conversion potential, subject to planning) is complemented by a newly constructed three bay oak framed garage and woodstore. Ample off-road parking is available via a gated driveway.

The village of East Down, less than two miles away, offers a well regarded pub and restaurant, while Exmoor National Park is just 3.5 miles distant. The vibrant North Devon coastline, recently designated the UK's first World Surfing Reserve, lies within easy reach, Combe Martin is approximately 8 miles away, with Woolacombe, Putsborough, and Croyde located 14, 16, and 17 miles away respectively.

Barnstaple, the regional centre, offers comprehensive shopping and leisure amenities and is around 8 miles distant. Excellent road and rail links connect the area to the M5 and London via Tiverton Parkway.

Services: Mains electricity and water. Private drainage (septic tank). Oil-fired central heating with underfloor heating on the ground floor and radiators above. Solar panels provide electricity and additional income.

Offered with no onward chain, this superbly renovated home combines character, space, and modern efficiency in an enviable countryside setting.

Outside

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

