

GROUND FLOOR 1865 sq.ft. (173.3 sq.m.) appro

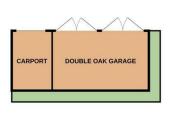
We value **your** property

1ST FLOOR 950 so ft (88.3 so m.) appro

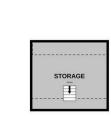














TOTAL FLOOR AREA : 3161 sq.ft. (293.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, me of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be give

Directions

From Barnstaple, proceed towards Lynton, passing the North Devon District Hospital on your right hand side. Stay on this road for about 6.4 miles and take the right hand turning signposted towards Arlington Court. Proceed up the hill, passing the car park for Arlington Court on your left hand side, and continue until you see the property, on the left hand side with nameplate clearly displayed.

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4 Bed House

The Old School Arlington, Barnstaple, EX31 4LW

• Stunning Character Rural Property

• No Onward Chain

- Carport • Modern Open Plan Kitchen Family Room
 - Roof, New Plumbing

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We value **your** property

Guide Price



• Double Garage & New Oak Garage / • Stunning Countryside Views

Comprehensive Renovation, Rewired, New • Freehold (Rare For Its Location)

Barnstaple 01271 327878 · Braunton 01271 814114





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.

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







Outside

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