



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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3 Bedroom Detached Home

2 Rooks Nest (Off Red Lane), Fremington, Barnstaple, EX31 2NT

Offers In Excess Of

£400,000

- Delightful, Private Setting
- Immaculately Presented
- Secluded Rear Garden
- Ample Parking & Garage
- Superb Conservatory
- Gas Central Heating

Directions

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or email barnstaple@phillipsland.com

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Overview

Located in a highly sought-after and peaceful private setting in Fremington, this immaculately presented three-bedroom detached family home offers both quality and potential. the property has been exceptionally maintained by the current owners who love the delightful plot.

The spacious accommodation includes a bright entrance hall, a dual-aspect lounge with French doors to the garden, and a striking solid marble fireplace. The stylish kitchen/dining room enjoys front and rear aspects and is fitted with a range of oak units, and a full suite of integrated appliances, including oven, microwave, gas hob, fridge, freezer, and dishwasher. A rear access door leads to the superb conservatory addition which has access into the garage and the rear garden.

A modern ground floor shower room features a corner shower, vanity basin, WC, towel rail, and full tiling. Upstairs, the landing leads to three well-proportioned bedrooms—two with built-in wardrobes—and a contemporary family bathroom with a panelled bath, pedestal basin, WC, tiled walls, and shaver point. Additional storage is provided via a loft with lighting and a built-in airing cupboard.

The property also offers exciting scope for extension above the garage, subject to planning consent, making it an ideal long-term family home in one of North Devon's most desirable locations.

The location of Rooks Nest will particularly appeal to those seeking a tranquil yet well-connected setting. The area is popular among like-minded homeowners who take pride in their properties. Fremington village amenities are all within easy walking distance and include a well-stocked supermarket, a pharmacy, a medical centre, local inns, a church, hairdressers, and takeaway outlets including fish and chips and Chinese cuisine.

For those wishing to travel further afield or simply avoid the car, there is a bus stop just a short stroll from the property with regular services into Barnstaple, Bideford and beyond running every 15 minutes. For leisurely outings, the nearby Tarka Trail at Fremington Quay offers a scenic place to walk or cycle, and the charming waterside café provides a perfect spot to sit, relax, and enjoy the natural beauty of the estuary.

Services

All Main Services Connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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



Outside

Outside, the property is accessed from Red Lane via a private driveway that provides ample parking and turning space for several vehicles. To the front, there is a garden area laid to lawn, complemented by flower beds, borders, and a patio—ideal for enjoying the outdoor setting. The property benefits from an attached, good-sized single garage fitted with an electric roller door, complete with power and lighting, as well as a personal door that opens into the conservatory

There is pedestrian access on both sides of the property, leading to the fully enclosed rear garden. Beautifully maintained by the current owners, this space offers a generous patio area perfect for outdoor dining, which extends to a level lawn bordered by mature shrubs and flowering plants—all designed for ease of maintenance.



Room list:

Front Porch

Sitting Room

5.45 x 3.37 (17'10" x 11'0")

Kitchen/Dining Room

5.45 x 2.97 (17'10" x 9'8")

Conservatory

3.45 x 2.54 (11'3" x 8'3")

GF Shower Room

Bedroom 1

3.69 x 3.88 (12'1" x 12'8")

Bedroom 2

3.39 x 2.98 (11'1" x 9'9")

Bedroom 3

2.39 x 2.38 (7'10" x 7'9")

Bathroom

Garage

5.61 x 3.19 (18'4" x 10'5")