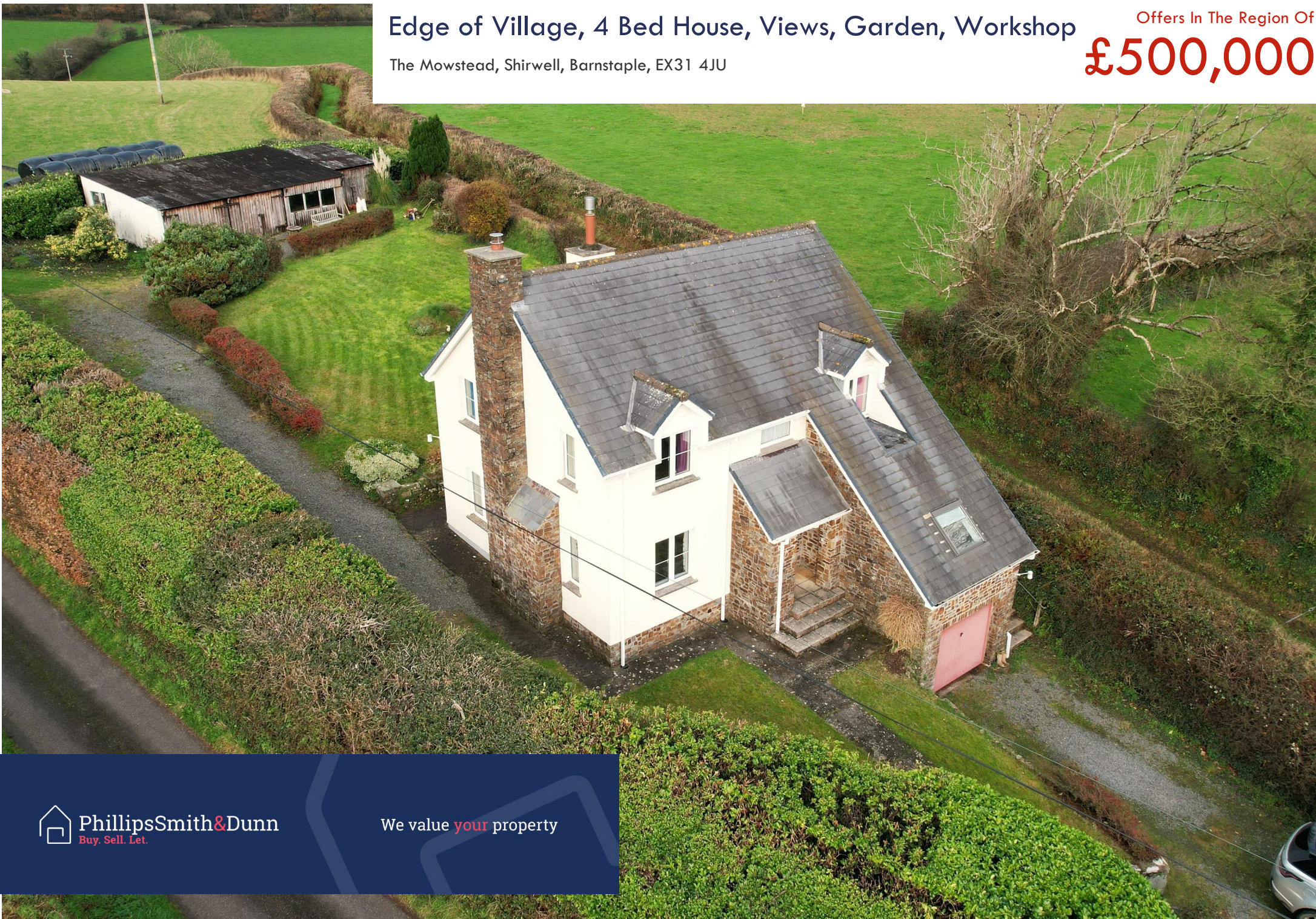


Edge of Village, 4 Bed House, Views, Garden, Workshop

The Mowstead, Shirwell, Barnstaple, EX31 4JU

Offers In The Region Of

£500,000



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Edge of Village, 4 Bed Modern House, Lovely Views, Integral Garage. Workshop.

The Mowstead, Shirwell, Barnstaple, EX31 4JU



Privately set to the edge of this ever popular and pretty village, just 3 miles north east of Barnstaple, otherwise surrounded by countryside with views from all elevations. The village is set around its ancient parish church, with a mix of period character homes and some more modern development, and having a popular village school a few hundred yards away, and a busy village hall with a great community spirit. Locally there are various country Pubs and Inns at Muddiford, East Down, Blackmoor Gate and Challacombe.

The property itself, very privately set, is a about 30 years old, with accommodation ranged over 3 floors, with a basement garage, 4 bedrooms, the master being en suite, a family bathroom, entrance hall, 2 reception rooms, kitchen/breakfast room and a WC.

There is plenty of off-road parking for 2 or 3, and a large lawned rear garden, affording complete privacy and some outstanding views over the surrounding countryside.

To the head of the garden here is also further hardened car parking, and a large building, potentially further car parking or workshops.

Barnstaple, the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

Some 7 - 8 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight various golf courses and other associated facilities. To the east, again 10 miles Exmoor National Park

DETAILS

The property is set, backing onto fields and looking out over the village itself with its ancient parish church and away to fields beyond.

Set on an individual plot surrounded by traditional devon hedge banks , affording privacy, the property was built about 30 years ago and could benefit from some updating having been let on a short-hold tenancy for a number of years.

Traditionally constructed of cavity walling, rendered and under a tile roof the property would make an excellent family home, handy for Barnstaple, the administrative centre for North Devon being about 4 miles to the south west as is the North Devon District Hospital and many other employers.

There is off-road parking to the front of the property a large level lawn and to the rear and at the top of the garden a second access with gravel parking inside and the large multi-purpose timber frame building for use as additional garaging/workshop or storage.

Council Tax – Band E

EPC – Band E

Services – Main water and electric. Septic tank drainage. Oil heating to a Rayburn cook and heat and Electric heaters.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-
01271 327878



Storm Porch

Entrance Hall 3.869 x 1.827 about (12'8" x 5'11" about)

Staircase down to garage and also up to first floor landing. Dimplex night storage heater.

W/C 2.962 x 0.873 (9'8" x 2'10")

Low level wc, wash hand basin

Sitting Room 3.959 x 3.866 (12'11" x 12'8")

South facing and double aspect. Reformite block fireplace with inset electric fire. Dimplex night storage heater.. Double glass doors to

Dining Room 3.932 x 2.853 (12'10" x 9'4")

Double aspect. Double french doors to garden. Dimplex night storage heater.

Kitchen/Breakfast Room 4.808 x 2.856 (15'9" x 9'4")

Rayburn Royal oil fired cook and room heater set in recess. Range of fitted worksurfaces on 2 elevations one with inset Franke 1.5 bowl stainless steel sink unit with mixer taps. Drawers and cupboards under and space for wash machine, fridge and electric cooker.



Tall larder cupboard, wall cupboards over part. Built in LARDER CUPBOARD with shelving. Breakfast bar fitting for 3 persons. Door to

Rear Porch 1.937 x 1.084 (6'4" x 3'6")

Door to garden

Bedroom 4 4.861 x 2.772 (15'11" x 9'1")

Double aspect and velux roof light to south end as ceiling slopes down. Dimplex night storage heater.

Landing 2.758 x 1.962 (9'0" x 6'5")

Access to loft with extending loft ladder. LOFT fully boarded and with light. Dimplex night storage heater.

Bedroom 1 3.934 x 3.870 (12'10" x 12'8")

Double aspect. Dimplex wall heater.

En Suite Shower Room 2.786 x 1.265 (9'1" x 4'1")

Walk in shower cubicle, tiled and with Mira shower. Hand basin in vanity unit with splashback, striplight and shaver point. Low level wc. Electric wall fan.

Bedroom 2 3.928 x 2.864 max (12'10" x 9'4" max)

Double aspect, Dimplex wall heater, double doors to wardrobe/storage cupboard.

Bathroom 2.659 max x 2.427 (8'8" max x 7'11")

Panelled bath with mixer tap with shower attachment, shower curtain. low level wc, pedestal hand basin, strip light with shaver point. Double doors to shelved airing cupboard with lagged hot tank. Electric fan heater.

Bedroom 3 3.421 x 1.913 (11'2" x 6'3")

South facing. Dimplex wall heater. Door to 2 separate under eaves store cupboards.

Integral Garage with Workshop Area 6.081 x 2.804 (19'11" x 9'2")

Up and over door to front, light and power.

STORE/WORKSHOP AREA of at rear 3.9m x 1.864m

Front Garden.

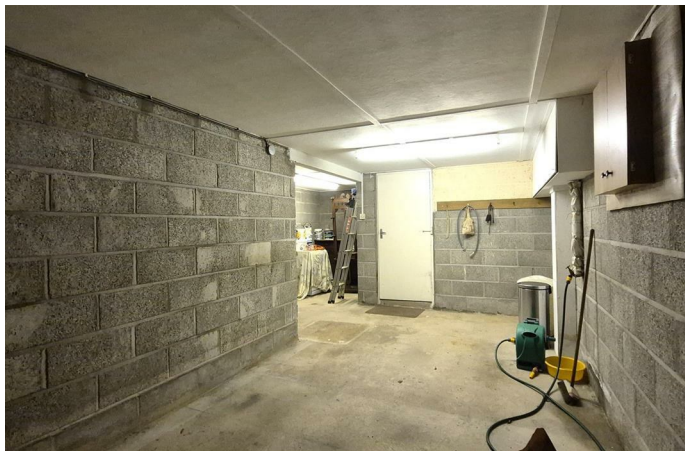
Off road car parking for 2 or 3 cars to the front and steps up to the front of the house with an area of lawn. Further access around the side of the house to the rear garden.

Rear Garden

Mainly lawned with some borders and shrubs and having a high degree of privacy

Additional Garage/Workshop

Set at the head of the garden with separate gated access to the country lane and level stoned track to its front.





DIRECTIONS

Grid Ref SS597/377 From Barnstaple take the A39 road northwards as though towards Lynton and Lynmouth. Leave the town passing North Devon District Hospital on your right and proceed for approximately 3 miles until you enter the village of Shirwell. Proceed to the far end as the road bears left carefully turn right as though to Shirwell Town and the school. Drive into Shirwell town and at the junction turn left up the hill where the house will be seen to the right, the last house to the right in the village. Using what3words free app for mobile phones use the code [///thighs.ranches.vibrate](https://www.what3words.com/#!/en/SS597/377/thighs.ranches.vibrate)



VIEWING

By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445024



The floor plan shows a large, irregular brown area representing the main floor space. A white rectangular area at the top right is labeled 'STAIRWELL' and contains vertical lines representing stairs. An arrow points upwards from the brown area into the stairwell, with the word 'UP' written above it.

DINING ROOM
12'11" x 9'5"
3.95m x 2.86m

KITCHEN/BREAKFAST ROOM
15'9" x 11'3"
4.80m x 3.42m

PANTRY

SITTING ROOM
12'11" x 12'9"
3.95m x 3.87m

HALL AND STAIRS
DOWN

STORM PORCH

BEDROOM 4
16'0" x 9'6"
4.86m x 2.89m

PORCH

[illegible]

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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