



4 Marshalls Mead
Beaford | Nr Torrington | EX19 8LH

JAMES FLETCHER
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4 Marshalls Mead

Commanding far-reaching views of the rolling countryside, this spacious 4 bedroom detached home occupies a favourable position within the quintessential North Devon village of Beaford. Boasting well-planned accommodation, presented immaculately throughout, the property offers ample off-road parking, a double garage and a delightful South-West facing rear garden, taking full advantage of the afternoon and evening sun, and where fine sunsets can be enjoyed. With the popular infant and primary school nearby, and just 5 miles from the popular market town of Torrington, the property is perfect for a growing family, and those seeking "The Good Life" within this peaceful village, yet also offering easy access to nearby amenities.

Beaford is a quintessential North Devon village, offering a popular primary school, shop, garage and local pub, along with a thriving community spirit. The nearby villages of Dolton and Winkleigh both offer additional facilities including local shops, a post office, doctor's surgery and a mobile bank and library, as well as further primary schools. Approximately 5 miles distant is the historic town of Torrington, also known as Great Torrington. This charming market town, brimming with rich history and natural beauty offers stunning vistas and an abundance of outdoor activities, from scenic walks along the Tarka Trail and Torrington Commons, to exploring the lush surroundings of RHS Garden Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub. Perfect for families and those seeking a peaceful yet connected lifestyle, Torrington combines rural tranquillity with easy access to the larger towns of Bideford and Barnstaple.

Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Commanding far-reaching views of the rolling countryside, this spacious 4 bedroom detached home occupies a favourable position within the quintessential North Devon village of Beaford.

The property opens to a spacious and inviting hallway, providing stairs to the first floor, and leading to the kitchen/breakfast room and double doors opening to the lounge/diner at the rear. The kitchen/breakfast room enjoys a dual aspect and is well-fitted with a range of work surfaces comprising a stainless steel 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, space for a fridge/freezer, space and plumbing for a dishwasher, ample dining space, integral door to the garage and door to outside.

At the rear of the home, the generous lounge/diner also enjoys a dual aspect along with a multi-fuel burner and double doors opening to the peaceful rear garden. The ground floor accommodation also offers a convenient shower room/cloak, fitted with a shower, low-level W.C and basin, along with a useful utility room/store, fitted with a range of work surfaces, space and plumbing for a washing machine and tumble dryer, oil-fired boiler and a useful storage cupboard.

Stairs rising to the first floor open onto a spacious landing with a useful linen cupboard, and lead to 4 bedrooms and the family bathroom. The main bedroom is found at the rear of the home, with built-in wardrobes, an ensuite fitted with a shower, low-level W.C and wash basin, and enjoys far-reaching countryside views. The second bedroom is a comfortable double, also with built-in wardrobes and enjoying countryside views whilst the 2 further bedrooms are found at the front of the home, one with a built-in wardrobe, whilst the smaller bedroom doubles as a home office. The family bathroom is fitted with a white suite comprising a corner bath with shower attachment over, a low-level W.C and wash basin.

OUTSIDE & PARKING

The property is approached by a private driveway providing ample off-road parking and leading to the double garage. At the front, there is a lawned garden with ornamental trees and shrubs along with pedestrian access at the side leading to the rear garden. The rear garden has been beautifully landscaped and well-tended, enjoying a level lawn with attractive flower borders along with ornamental plants and shrubs. There is a tranquil patio area and a productive lower level, currently utilised as a vegetable plot with beds and a greenhouse. The garden boasts a sunny South-West facing aspect, taking advantage of the afternoon and evening sun and where fine sunsets can be enjoyed.

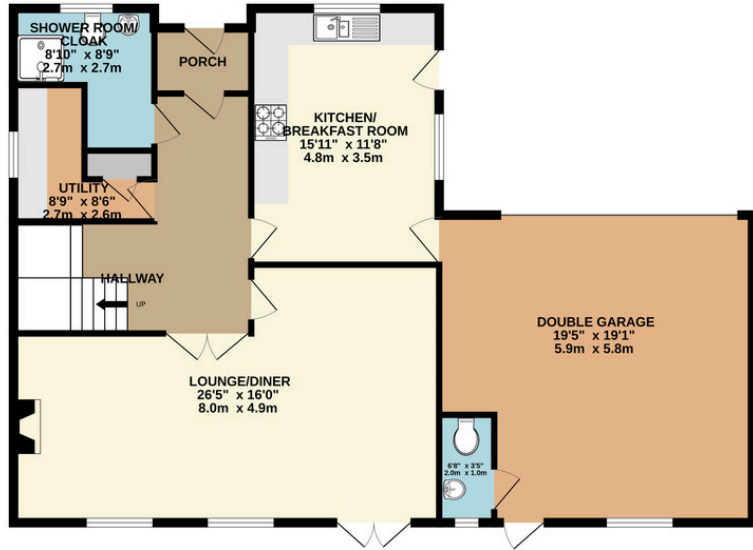
VIEWINGS

By appointment only with the sole selling agent.

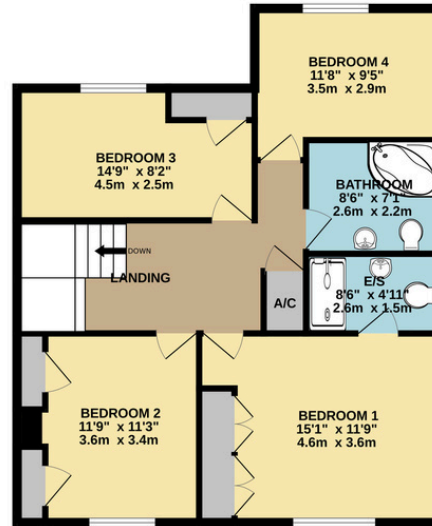




GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



MARSHALLS MEAD, BEAFORD

TOTAL FLOOR AREA : 1967 sq.ft. (182.8 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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Services: Mains Electricity, Water & Drainage. Oil-fired central heating.

Tenure: Freehold

EPC: D

Council Tax: Band E

Local Authority: Torridge District Council

Sellers Position: Motivated - they have seen somewhere that they would like to buy!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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