

Ellasae

Littleham, Nr Bideford, EX39 5HW

£465,000



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An Impressive Detached Home With Countryside Views

Ellasae Littleham, Bideford, EX39 5HW



Commanding glorious views over rolling countryside, this modern 4 bedroom detached home occupies a favourable position within the much sought-after North Devon village of Littleham. Boasting well-planned accommodation, immaculately presented throughout and flooded with natural light, the property enjoys ample off-road parking, a large garage/workshop and a sunny, South-facing rear garden. Perfect for those seeking a quiet, countryside lifestyle with easy access to the coast, this impressive and easy to run home is not to be missed.

Littleham is a popular village situated just 3 miles from Bideford and offers the "Crealock Arms" public house along with a great community with regular events held at the village hall. The nearby port town of Bideford offers residents a wider range of amenities including a number of locally owned and operated shops and stores, a post office, number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure facilities. The nearby coast, with the quaint fishing village of Appledore, glorious sandy beach at Westward Ho! and the popular village of Instow are all within a short drive and connected by a regular bus service. Further tourist locations at Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within easy reach.

There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

DETAILS

In brief, the property opens to an inviting hallway with stairs rising to the first floor. The ground floor accommodation then boasts a well-fitted kitchen along with a beautiful lounge/diner enjoying a wood-burning stove and a glorious countryside view to the rear. In addition, there is an adaptable conservatory/garden room, again enjoying countryside views and opening to the terrace, along with a convenient home office/snug, ground floor cloakroom and a utility room with integral access to the garage/workshop.

The first floor opens to 4 good-sized bedrooms, the master enjoys an ensuite shower room, along with the stylishly-fitted family shower room.

Outside, the property is approached by a private gated driveway leading to the garage along with a front lawn with mature flower beds. The rear garden enjoys a sunny South-facing aspect with far-reaching countryside views.



Entrance Hall

This inviting space welcomes you into the home and provides stairs to the first floor and a useful cloaks cupboard.

Cloakroom

Fitted with a low-level W.C and wash basin.

Kitchen 3.10m x 2.98m (10'2" x 9'9")

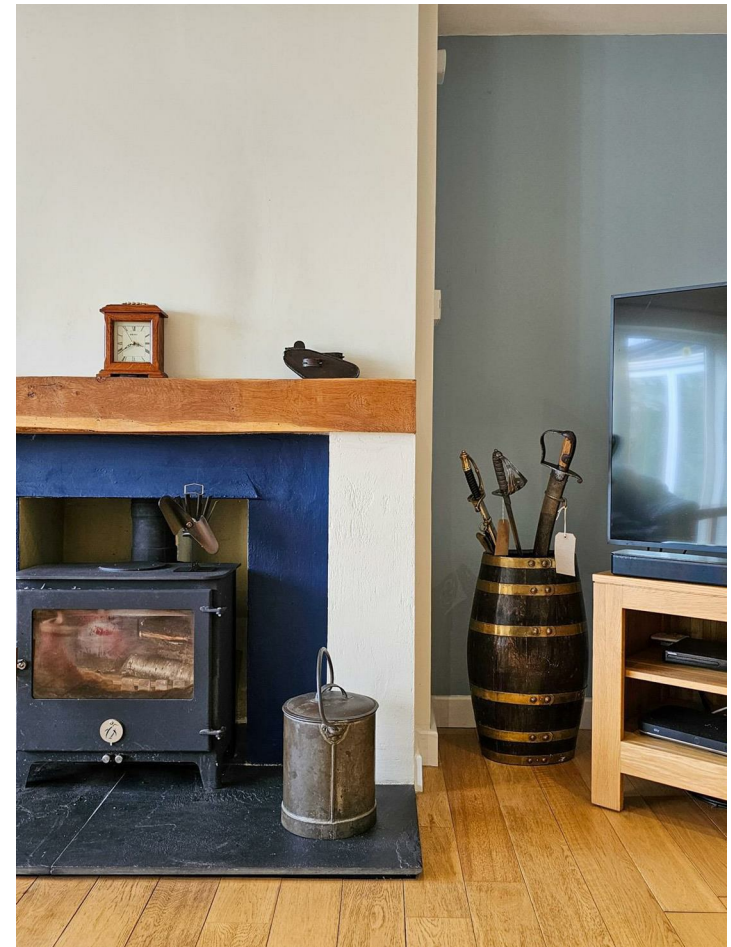
Found at the front of the home and fitted with a range of solid wood work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and hob with extractor over, space for fridge/freezer, space and plumbing for a dishwasher.

Lounge/Diner 7.49m narr. to 4.47m x 5.50m narr. to 2.97m (24'6" narr. to 14'7" x 18'0" narr. to 9'8")

A spacious multi-purpose reception room enjoying a wood-burning stove, glazed doors to the garden room and double doors opening to the sunny, South-facing garden, enjoying a view over fields.

Garden Room 7.17m x 2.59m (23'6" x 8'5")

An additional, split-level, reception space enjoying an open view over fields with double doors to the garden.



Home Office/Snug 2.98m x 2.26m (9'9" x 7'4")

An adaptable room off the hallway, currently arranged as a study but could also make for an excellent snug, media room or children's play room.

Utility

With work surfaces, space and plumbing for a washing machine & tumble dryer and oil-fired boiler.

First Floor

Landing with useful linen cupboard.

Bedroom One 4.76m narr. to 2.96m x 3.23m max (15'7" narr. to 9'8" x 10'7" max)

A good-sized double bedroom enjoying an outlook to the front of the home.

Ensuite

Fitted with a white suite comprising a shower, low-level W.C and wash basin.

Bedroom Two 4.08m max x 2.90m (13'4" max x 9'6")

A good-sized double bedroom with a useful shower, found at the front of the home.

Bedroom Three 4.00m narr. to 3.21m x 3.10m (13'1" narr. to 10'6" x 10'2")

A further double bedroom, currently arranged as a twin, with a useful vanity unit and enjoying views over fields to the rear.

Bedroom Four 3.51m x 2.31m (11'6" x 7'6")

A large single bedroom with useful built-in wardrobes, found at the front of the home.

Shower Room

Tastefully-fitted with a white suite comprising a large shower, low-level W.C and wash basin.

Outside

The property is approached at the front by a private driveway providing ample off-road parking and leading the the garage/workshop along with a lawned garden with mature plants and shrubs. There is access to the side leading to the glorious South-facing rear garden which enjoys a raised deck, taking in the fine countryside views along with a gently sloping lawn with flower beds and borders, space for a greenhouse and large shed/wood store.

Garage 5.81m x 4.67m narr. to 2.39m (19'0" x 15'3" narr. to 7'10")

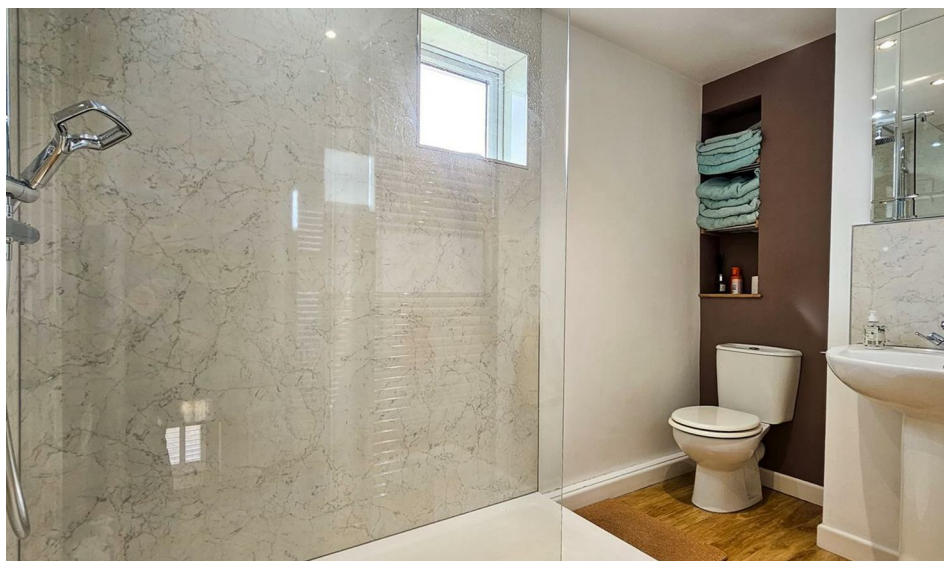
Offering useful storage space with light and power connected, an electric up and over door and personal door to the rear.



Services: Mains Electricity, Water & Drainage. Oil central heating.
EPC: D
Tenure: Freehold.
Council Tax: Band D.
Local Authority: Torridge District Council.

DIRECTIONS

From the A39, continue towards Bude to the roundabout at Abbotsham Cross. Here turn left into Clovelly Road and immediately right to Littleham. Continue on this road without deviation for approximately 2 miles and continue into the village. Take the second left and follow the road for a short distance, where the property will be found on the right hand side, just before the red telephone box.



VIEWING

By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



ELLASAE, LITTLEHAM

TOTAL FLOOR AREA : 1685 sq.ft. (156.6 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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