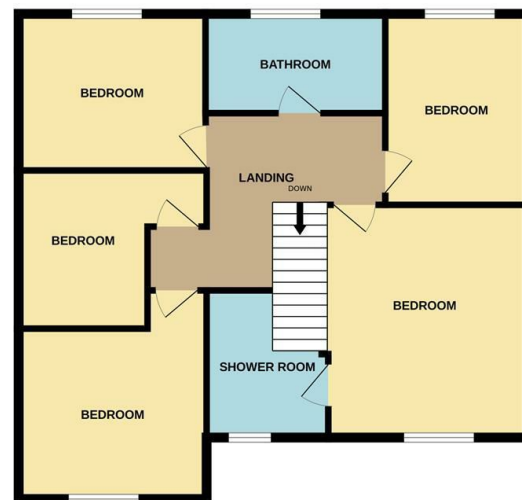


GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1767 sq.ft. (164.2 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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Substantial Village House

2 Beech Road, Stibb Cross, Torrington, EX38 8HZ

Guide Price

£390,000

- Modern Detached House
- Potentially 6 Bedroomed Accommodation
- Central Heating
- Double Glazing
- Adaptable Accommodation
- Well Presented
- Garage and Ample Parking
- An Ideal Family Home!!!
- Internal Inspection a Must!!!!

Directions

From Bideford quay front proceed out of the town in a westerly direction, as though to Torrington. Pass through Landcross where upon leaving turn right signed Holsworthy. Continue on this road (do not turn off) through a number of villages until you reach the hamlet of Stibb Cross where at a crossroads turn left, proceeding for a short distance turning left into Beech Road, where number 2 is located on your right hand side and is identified by a for sale board.

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:	
Entrance Porch and Hall	
Lounge	4.95m x 3.43m (16'3" x 11'3")
Dining Room	3.45m x 3.43m (11'4" x 11'3")
Kitchen	3.81m x 3.05m (12'6" x 10')
Utility	3.05m x 1.70m (10' x 5'7")
Cloakroom	
Study/Bedroom 6	3.96m maximum x 3.66m maximum (13' maximum x 12' maximum)
Master Bedroom	4.27m x 3.66m (14' x 12')
En-suite	
Bedroom 2	3.66m maximum x 3.45m (12' maximum x 11'4")
Bedroom 3	3.45m x 2.74m (11'4" x 9')
Bedroom 4	2.74m x 2.69m (9' x 8'10")
Bedroom 5	3.43m maximum x 2.49m (11'3" maximum x 8'2")
Family Bathroom	2.90m x 1.73m (9'6" x 5'8")

Overview

Welcome to 2 Beech Road, Stibb Cross - a delightful well presented 5/6 bedroomed modern two storey detached house having generous sized adaptable double glazed and centrally heated accommodation, pleasantly set within this popular rural hamlet. Phillips Smith and Dunn Estate Agents are delighted to be able to bring this substantial property to the market, and recommend an early internal inspection for anyone looking to obtain a house which is ideally suited to provide a comfortable family residence!!

Briefly the accommodation comprises of a canopy entrance porch leading to a welcoming entrance hall having a staircase to the first floor. A sizeable lounge has double doors leading to a dining room with patio doors leading out into the garden. The kitchen is well equipped with integral appliances and a breakfast and provides access to the utility room. Additionally to the ground floor is a study which could also provide accommodation as a snug or additional bedroom. To the first floor is a master bedroom with fitted wardrobes and also having an en-suite shower room. There are 4 other bedrooms, all being generous sized, and being served by a family bathroom.

Outside

To the front of the house is a lawned garden area, with a paved pathway to the entrance door. Adjacent is a tarmacadam and gravelled parking facility leading to a generous sized single GARAGE 17'4" x 9'7" with roller door, power and lighting, eaves storage area, and a personal door to the rear. To the side of the house a wooden gate provides access to an enclosed storage area, which also houses the oil storage tank. The rear garden is fully enclosed and comprises of a paved patio area, and an area of lawn, beyond which is a fish pond.

Stibb Cross is a North Devon hamlet housing a selection of period and modern properties, and a village inn. A bus service runs through Stibb Cross to the nearby towns of Great Torrington and Holsworthy, each housing a good selection of local amenities, whilst the working port of Bideford, located on the banks of the River Torridge, has a wider range of facilities. Barnstaple, North Devon's Regional Centre, sits on the banks of the rivers Taw and Yeo, and houses the areas main shopping business and commercial venues.

Services

Mains electric, water and drainage

Council Tax band D

EPC Rating D

Tenure Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

