



Ferndale



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Yarnscombe, Barnstaple, EX31 3LN

Great Torrington 5 miles, Bideford and Barnstaple 9 miles

Five-bedroom detached property located in a superb and peaceful position with fine views of the surrounding countryside.

- 5 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Spacious accommodation
- Parking and garage
- Secluded garden
- Village location
- Countryside views
- Freehold
- Council tax band D

Guide Price £550,000

SITUATION

Located in the centre of the pretty Devonshire village of Yarnscombe with a friendly community and village hall, offering a range of social and sporting opportunities for all ages. There are a number of nearby pleasant walks to enjoy the surrounding North Devon countryside and situated within an easy driving distance of the coast. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.

From Barnstaple, there are links via the A361 which connects to the motorway network and Tiverton Parkway station at junction 27 of the M5. The local rail line at Umberleigh around 4 miles away has direct access to the Cathedral City of Exeter with mainline rail links, University and international airport.



DESCRIPTION

An immaculately-presented, five-bedroom detached property located in a superb and peaceful position with fine views of the surrounding countryside. We understand the property was built by the current owners around 25 years ago and this will be the first time the property has entered the market. The accommodation is deceptively spacious, very versatile and could suit dual occupation. Externally the property benefits a gated driveway, extensive parking, single garage and a private, enclosed garden.

ACCOMMODATION

The front door opens onto an entrance hall with space for coats, boots etc. This leads into the impressive, light and expansive Living room, which has sliding doors to the garden terrace and flows through to a second reception room, currently used as a dining room, with an adjoining sitting room/office. Perfect for family living or working from home, with bi-fold doors to create a large open plan area or two separate rooms. The hallway leads to two downstairs double bedrooms and a family bathroom with a toilet, washbasin and corner bath.

Leading from the living room on the other side is the kitchen/diner fitted with a good range of units, integrated appliances, breakfast bar and Rangemaster cooker. On from here is a utility room with space for white goods, WC, access to the garage and side access to the garden.

On the first floor is a spacious landing with Velux window, giving access to two further double bedrooms boasting some lovely countryside views and shower room with WC and sink. In addition is a fifth bedroom, currently set up to provide a self-contained space, with bathroom and kitchenette area. This could be ideal for a work from home office, guest room or for older children who may require their own space.

OUTSIDE

To the front, the property has a gated entrance to a gravelled driveway with space for a number of vehicles, motorhome, caravan etc and single garage with up and over door.

The pleasant rear garden is very secluded, with agricultural land behind and enjoys a raised terrace for seating, lawn area, pond and shed/workshop.

SERVICES

Mains electrics, water and drainage. Oil central heating.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Gross Internal Area = 236.2 sq m / 2542 sq ft
(Including Garage)

Ground Floor

- Garage: 5.19 x 3.22 (170 x 107)
- Kitchen / Diner: 7.19 x 3.05 (235 x 100)
- Lounge: 8.19 x 5.42 (2610 x 179)
- Dining Room: 4.07 x 3.15 (134 x 103)
- Utility Room
- Hall
- Bedroom 4: 4.49 x 3.05 (149 x 100)
- Bedroom 3: 4.49 x 2.96 (149 x 99)

First Floor

- Bedroom 2: 3.34 x 3.51 (176 x 110)
- Bedroom 1: 3.34 x 3.16 (176 x 103)
- Sitting Room: 4.07 x 2.29 (134 x 76)
- Studio / Bedroom 5: 7.17 x 4.48 (235 x 148)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (D1045619)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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