



3 Market Field





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Stibb Cross, Torrington, Devon, EX38 8BQ

Great Torrington 5.5 miles, Bideford 9 miles and Westward Ho! beach 11 miles

A stunning and very spacious three-bedroom bungalow set in a quiet cul de sac of only five properties.

- Constructed in 2021
- No onward chain
- Delightful open plan living space
- Enjoying fine countryside views
- Ample parking and garage
- Level landscaped gardens
- Freehold
- Council tax band E

Guide Price £499,500

## SITUATION

The property is situated at Stibb Cross which has a popular pub and on the outskirts of the village, a farm shop. The historic market town of Great Torrington is approximately 5.5 miles away and offers a wider range of amenities such as bank, butchers, various shops, Post Office, pet shop and places of worship. There is also the Plough Arts Centre which is a theatre, cinema & art gallery, supermarkets, pubs, restaurants, schooling, swimming pool, golf course, RHS Rosemoor Gardens and Dartington Crystal. Great Torrington is also surrounded by acres of communal grounds and offers fantastic walks. The port and market town of Bideford offers a wider range of amenities including schooling for all ages (public and private), 5 supermarkets and retail park. The nearest, safe and sandy beach is Westward Ho! and adjoins Northam Burrows Country Park. The market town of Holsworthy is 10 miles away with further amenities such as schools, restaurants, pub and Waitrose. Barnstaple is approximately 18 miles away with the area's main businesses, shopping and commercial venues





## DESCRIPTION

Constructed in 2021 and being offered for sale with no onward chain is this stunning and very spacious three-bedroom bungalow. Set in a quiet cul de sac of only five properties, the property benefits from a large plot with driveway parking for a number of vehicles, internal garage and a private rear garden with fine views of the surrounding countryside. The property is finished to an exceptional standard with a well thought out layout which benefits from an abundance of natural light, underfloor heating and quality finishes throughout.

On entry you are welcomed by the large entrance hall which gives access to every room including the stunning kitchen/diner living space which is certainly the hub of the home and offers both sitting and dining areas with wonderful floor-to-ceiling glazing and a vaulted ceiling, all designed to maximise the views on offer. There is also a superb kitchen with a range of units, central island and integrated appliances including Bosch double oven, Bosch induction hob, wine cooler, fridge/freezer and AEG dishwasher. From this space via partly glazed French doors is access into the sitting room which includes doors onto the garden patio terrace. To the other side is a utility room with fitted units, inset sink, space for white goods, WC, storage cupboard, door to garden and access to the garage.

The three bedrooms are all doubles with the principal benefiting from built-in wardrobes, countryside views and a shower en-suite. The family bathroom includes a WC, side panel bath with shower above and sink with vanity unit.

## OUTSIDE

A great feature of the property is the outside space with level and good-sized gardens to the rear which is mainly laid to lawn, as well as a large terrace area, which is perfect for al-fresco dining and enjoying the fine views. To the front, there is a tarmacked driveway providing ample off-road parking and an integral garage.

## SERVICES


Air source heat pump. Mains electric, water and drainage. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

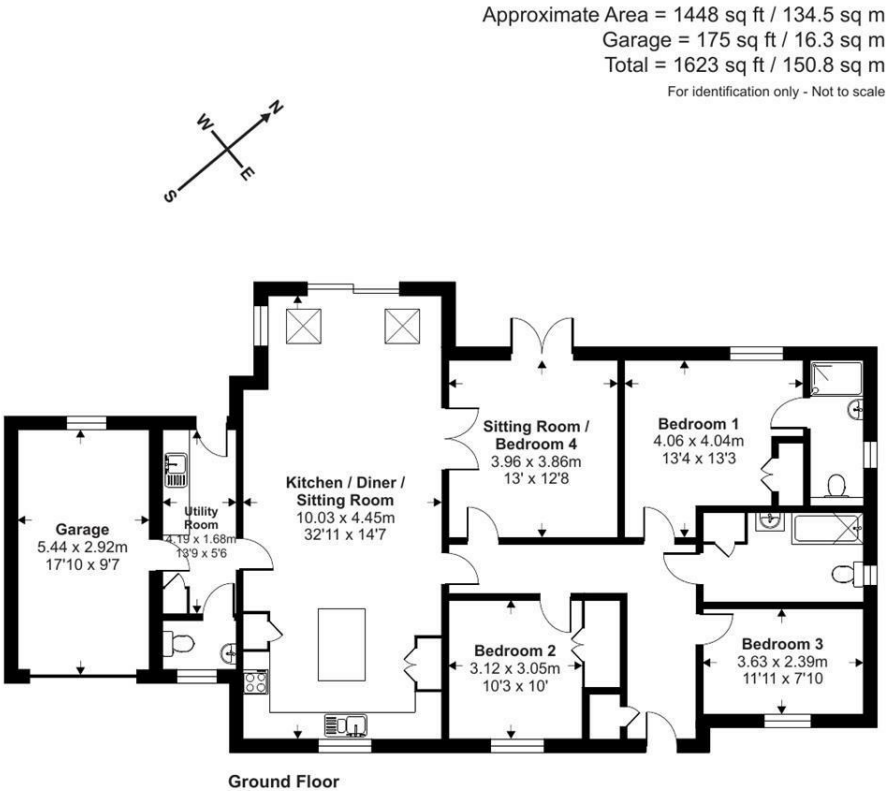


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 **Certified Property Measurer**  
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