



BALLAIRE, GOODLEIGH, BARNSTAPLE, EX32 7LZ

Dreaming of a village life?

Look no further, than this beautiful four bedroom detached chalet bungalow in the heart of Goodleigh. Having recently been renovated throughout and benefiting from ample of parking, a single garage, glorious views and a mature garden, Ballaire is worthy of an internal inspection to appreciate what the property has to offer.



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£525,000



- **DETACHED FOUR BEDROOM CHALET BUNGALOW**
- **SITUATED IN THE HEART OF A VILLAGE**
- **MODERN KITCHEN / DINER**
- **COSY AND LIGHT LIVING ROOM WITH WORKING WOOD BURNER**
- **FOUR BEDROOMS AND TWO MODERN SHOWER ROOMS**
- **WRAP AROUND MATURE GARDENS**
- **GLORIOUS VIEWS OF ROLLING COUNTRYSIDE**
- **SINGLE GARAGE WITH ELECTRIC DOOR**
- **SET IN A PEACEFUL LOCATION**
- **A MUST VIEW**



Chequers estate agents of Barnstaple are delighted to offer for sale Ballaire, an individual and recently renovated four bedroom detached chalet bungalow set in the heart of a sought after village location occupying an elevated position and enjoying views towards the Devon rolling countryside.

The property benefits from newly installed electric heating and UPVC double glazing with the spacious and adaptable accommodation being arranged over two floors. On the ground floor you will find a modern / kitchen / diner with plenty of cupboard space and work surface to prepare food for family and friends. The living room is cosy and light with working woodburner and conservatory with a glorious outlook over the garden and towards fields beyond. On the ground floor are two double bedrooms and a modern shower room. To the first floor there is a further double bedroom and smaller single bedroom or useful office / dressing area as well as a modern shower room to complete the internal accommodation.

Outside there are mature gardens which wrap around the property together with a driveway which leads to a large detached garage with electric door. The back garden enjoys a south westerly aspect and has been beautifully landscaped by the current owner.

The property was built in 1967 and has been a much loved home.

If you have been seeking a spacious and individual home and like the idea of a village way of life then Ballaire will be of particular interest. Appointments to view are recommended and can be easily arranged by contacting chequers estate agents of Barnstaple the vendors sole agents on 01271 379314.

LOCATION - BARNSTAPLE

Ballaire can be found just off the village and has countryside walks close by while the village school, church and village hall are all within easy reach. Barnstaple the regional centre for North Devon is only 3 miles away and here you will find a wide choice of shopping and leisure facilities as well as a train and bus station. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to the first floor, fitted understairs storage. Electric radiator, tiled flooring.

SHOWER ROOM

8'1 x 5'2

A modern ground floor three piece shower room with walk in double shower in a splashback surround with rainfall shower head over, vanity sink unit, W.C, heated towel rail, laminate flooring, Two UPVC double glazed windows to front elevation.

KITCHEN/DINER

17'9 x 13'3

KITCHEN

A modern fitted Kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl ceramic sink with cupboard below. Integrated fridge freezer, a feature and working electric AGA creating warmth to the home and the perfect kitchen to prepare fresh food for family and friends. Space and plumbing for washing machine and dishwasher, plenty of preparation space, wooden style parquet flooring, UPVC double glazed window to side elevation.

DINING AREA

A dual aspect dining area with UPVC double glazed window to front and side elevation overlooking the garden and Devon countryside, fitted cupboard, wooden parquet flooring.

LIVING ROOM

14'9 x 14'7

A cosy living space with working woodburner making a wonderful focal point to this cosy room, two electric radiators, fitted carpet, UPVC double glazed window to rear elevation overlooking the garden and fields beyond.

CONSERVATORY

8'1 x 7'7

A spacious and light conservatory with UPVC double glazed windows overlooking the glorious rolling hills, wooden parquet style flooring. UPVC double glazed door giving access to the garden.

BEDROOM TWO

11'9 x 10'3

A double bedroom with UPVC double glazed window to rear elevation overlooking the garden, fitted wardrobes, electric radiator, fitted carpet.

BEDROOM FOUR

11'3 x 9'2

A double bedroom with UPVC double glazed window to front elevation, radiator, fitted wardrobes, fitted carpet.

FIRST FLOOR LANDING

An open landing with three useful storage cupboards, one housing newly installed hot water tank, access to the loft, fitted carpet.





BEDROOM ONE

10'5 x 12'5

A spacious and light double bedroom with UPVC double glazed window to side elevation overlooking rolling fields, electric radiator, fitted carpet.

BEDROOM THREE / OFFICE

10'1 x 7'0

A single bedroom or perfect office with UPVC double glazed window to side elevation with views to the church and village. Fitted wardrobes, electric heater, fitted carpet.

SHOWER ROOM

9'3 x 4'7 plus recess

A modern three piece shower room with walk in double shower in a splashback surround with rainfall shower head over, vanity sink unit, W.C, heated towel rail, vinyl flooring, useful storage cupboard.

OUTSIDE

Ballaire is approached via a tarmac driveway which is shared but is owned by Ballaire. There is off road parking for up to three cars as well as a single garage with electric door, power and lighting connected. A pathway leads to the front stable door where there is an under cover area, perfect for those rainy days.

A wooden gate leads to the mature wrap around gardens which has been a much loved part of this home by the current owners. The garden has recently been landscaped to create a beautiful space to spend time with family and friends and admire the glorious view of Devon has to offer. To the front of the property is a perfect area for seating and raised flower borders. To the side is an area of lawn with access to the useful cellar, a perfect space to store surf boards etc. To the rear of the property are a variety of flower borders, which burst with colour in the summer. This space has previously been used, to grow your own vegetables. Steps lead up to a patio area, perfect for alfresco dining and there are further raised beds.

Overall the garden to Ballaire is truly a wonderful space to relax and enjoy the view.

GARAGE

20' x 10'

Electric up and over door, new garage roof, power and light connected.

SOLAR PANELS

The property has fitted solar panels on both aspects of the property and will be transferred with the property. There is a battery in the loft for storing electric.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

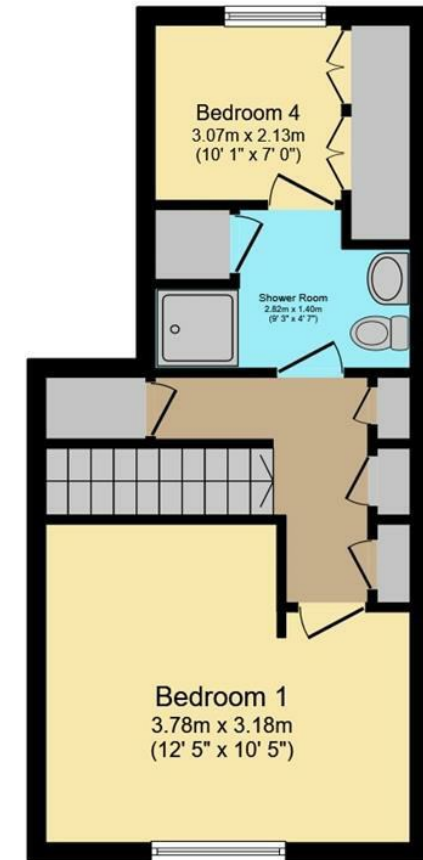






Ground Floor

Floor area 92.0 m² (990 sq.ft.)



First Floor

Floor area 35.5 m² (382 sq.ft.)

TOTAL: 127.5 m² (1,372 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND D



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