



Touchwood



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3 Springfield, PRIXFORD, Devon, EX31 4DW

Barnstaple 10 Minutes by car

A detached residence in sizeable grounds, located on the fringe of a favoured village, not far from the coast.

- Hall, Cloakroom, Sitting Room
- Dining Room, Eat-In Kitchen
- Study, 4 Double Bedrooms,
- 1 En-Suite, Family Bathroom
- Garage and Car Port
- Requires Modernisation
- Generous Gardens approx. 1.14 acres
- Sizeable Paddock, Village Location
- Freehold
- Council Tax Band E

Offers In Excess Of £650,000

## SITUATION AND AMENITIES

Touchwood is nestled in a delightful cul-de-sac in the popular rural village of PRIXFORD. Barnstaple is about 3 miles and as the Regional Centre is located along the banks of the rivers Taw and Yeo and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. From Barnstaple the North Devon Link Road leads through to Junction 27 of the M5 Motorway in about 45 minutes and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Barnstaple rail head provides a link to the National railway system. The North Devon coast is within easy reach and the sandy, world renowned surfing beaches at Saunton (also with championship golf course), Croyde Bay, Putsborough and Woolacombe are all readily accessible. The sought after village of Braunton is also within easy travelling distance and nearby there are footpaths allowing access to many miles of rambling over open countryside and some superb scenery.

## DESCRIPTION

Touchwood comprises a particularly spacious detached village residence, which presents elevations of painted render beneath a tile roof. We understand the property was built in the 1970's and extended in the 1980's, currently the home requires some cosmetic attention. The property has been within the family ownership since 1983. It is set in a quiet cul-de-sac with attractive front and rear gardens. Included is a sizeable paddock (approximately 0.62 acre) acquired in 2005. The versatile accommodation includes;



## GROUND FLOOR

STORM PORCH with part glazed wooden door which opens to the ENTRANCE HALL stairs to the first floor and storage space below, CLOAKROOM with opaque UPVC window to front elevation, corner basin and radiator. The SITTING ROOM has a large UPVC window with lovely aspect over to the front garden, a sizeable stone fireplace. DINING ROOM dual aspect room with UPVC windows to front and side, door through to the KITCHEN/BREAKFAST ROOM with UPVC door and windows to the rear west garden, shaker style, lime wash units with ample work surfaces with storage above and below. Space for tall fridge freezer, washing machine, dishwasher. Chest high oven/grill and four ring electric hob. STUDY UPVC door and window to garden, there is potential to create a door through the sitting room.

## FIRST FLOOR

LANDING with window and alcove, loft hatch to an insulated loft space with drop down ladder, airing cupboard with pressurised hot water tank. MAIN BEDROOM with windows to front elevation. EN-SUITE with opaque window to rear elevation, partly tiled walls, WC, pedestal hand wash basin, a large shower cubicle with electric shower unit, radiator. BEDROOM 2 has a UPVC window to front elevation. BEDROOM 3 with UPVC window to rear elevation, built in storage cupboard. BEDROOM 4 UPVC window to front elevation, built in storage over the stairs. FAMILY BATHROOM opaque window to rear, 3-piece suite with panel bath, electric shower over, WC, pedestal hand wash basin, vanity mirror with storage over.

## OUTSIDE

GARAGE with electric up and over door, two windows to rear, eaves storage, electricity, light and power connected. CAR PORT with electric point and outside lighting. FRONT GARDENS Orchard area which sides onto the entrance, with a selection of mature trees and shrubs, ample off street parking, an area of lawn with rockery boarder, pathway to side access leading to the oil tank and WEST FACING REAR GARDENS Paved patio area close to the house, large mature gardens which are mainly laid to lawn but with a variety of flower beds, shrubs and trees, this leads through to a vegetable patch bordered with a beech hedge and an archway, giving access to the Paddock. Gently sloping ground north, east and west borders are Devon Banks, with mature and trees.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## DIRECTIONS

From Barnstaple town centre take the A39 sign posted Lynton, at Pilton Causeway pass Yeovale Road and St Georges Road on the right and take the next turning left into Pilton Quay, past Pilton Street on the right and take the next turning right into Abbey Road. At the top turn left into Under Minnow Road and follow the road for about 2 miles to Prieford. As you enter the village, continue past the right hand turning to Kings Heanton and the cul-de-sac for Touchwood can be found on the left hand side with name plate clearly displayed. What3Words///only.indoor.owl5



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)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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