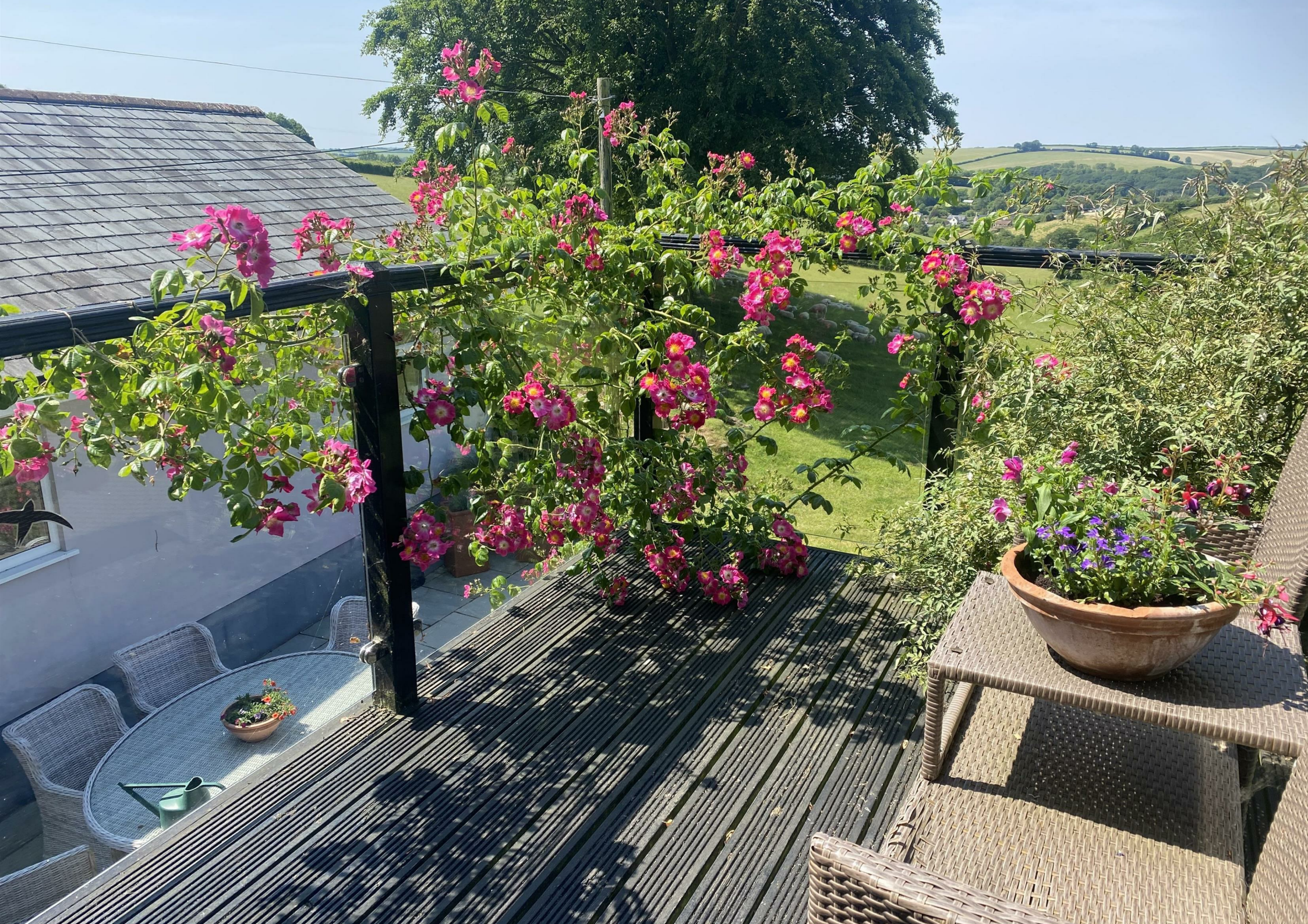




Halsey Lake











# Halsey Lake

Loxhore, Barnstaple, Devon, EX31 4SU

Barnstaple, the Coast, Exmoor, all within easy access.

A charming detached residence with superb countryside views in a semi rural location close to Exmoor & the Coast.

- Detached Stone Cottage built in 2011
- 3 Double Bedrooms
- Master Bed with Dressing Room & En-suite
- Open plan 'L' shape Kitchen/Dining/Living
- x16 Solar Panels
- Fine Countryside Views
- 0.27 of an acre, Glorious Cottage Garden
- Detached Double Garage
- Council Tax Band D
- Freehold

Guide Price £750,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION AND AMENITIES

Loxhore is a picturesque traditional Devonshire hamlet approximately 4 miles from Bratton Fleming and 7 miles from Barnstaple. The hamlet is located on high ground and benefits from a direct access to public country foot paths and bridlepaths as well as an active village hall with a welcoming community. The neighbouring village of Bratton Fleming is a pleasant village with local amenities including primary school, community shop and Post Office.

Barnstaple town is located on the banks of the Rivers Taw and Yeo, being North Devon's regional centre and houses the area's main business, commercial, leisure and shopping venues. Barnstaple also accommodates the North Devon District Hospital & Loxhore has proved to be a popular base for clinical staff as the two are only about 10 minutes apart. A number of sporting and leisure pursuits are close at hand, including golf at Landkey, Ilfracombe and Saunton, with its championship standard golf course. The North Devon Leisure Centre and the Tarka Tennis Centre in Barnstaple provide many indoor activities. Live theatres are available at Barnstaple and Ilfracombe, whilst North Devon's famous coastline with its range of excellent safe and sandy beaches provides numerous water sport opportunities and walking routes. Exmoor is within a short drive, and you can regularly see the beautiful Exmoor ponies, deer, owls and a huge array of wildlife, flora and fauna. Notable towns, villages and hotspots within the moor include Lynton & Lynmouth, on the coast, Dunster, Dulverton, Tarr Steps and the Doone Valley (the setting for the fabulous Lorna Doone book by RD Blackmore).

Also nearby is Arlington Court, a National Trust property, with a network of accessible footpaths. Wistlandpound Reservoir is approximately 3.5 miles away, along with the Calvert Trust which offers access to a swimming pool for private hire. A short distance away, access is available to the North Devon Link Road, leading through to Junction 27 of the M5, part of the National Motorway Network and where at Tiverton Parkway, London Paddington can be reached in just over 2 hours, whilst Barnstaple Railhead also provides a link to the National Railway System.

## DESCRIPTION

We understand the original cottage was built in the 18th century and was skilfully rebuilt in 2011 using many of the original materials, designed by a renowned Sheffield City architect. The home now offers bright, spacious, and well presented accommodation which is arranged over two floors, a particular feature of the property are the stunning countryside views across valley. The house is complimented by delightful landscaped gardens of approximately quarter of an acre, there is a detached double garage as well as additional parking. All in all this is a property that certainly needs to be viewed to be fully appreciated.

## ENTRANCE HALL

Vaulted ceiling, windows overlooking the front garden and skylights, stairs off to first floor landing, built in cupboards. CLOAKROOM W/C with automatic lighting, dual flush close coupled WC, vanity hand wash basin with mixer tap, extractor fan.

## STUDY AREA

In entrance hall and door leading into:

## OPEN PLAN 'L' SHAPED KITCHEN/DINING/LIVING ROOM

29'5" x 22'4"

Triple aspect room with picture windows looking into the valley across surrounding countryside, sliding doors that lead out to sun terrace. In the living area is a contemporary Morso log burner on slate hearth. Generous sized dining space with space for eight-seater table, slim line breakfast bar, hand crafted wood kitchen with granite worktops, ample cupboards and drawers, integrated dishwasher, fridge freezer, double NEFF oven and induction hob, microwave, larder style pull out units, four-point electric hob with extractor over, stone work tops, inset 1 ½ sink with mixer tap.

## SEPARATE UTILITY ROOM

Door off kitchen, matching wall and base units, roll top work surface with tiled splashback, inset stainless steel drainer with mixer tap, space for white goods, stable style door leading to rear veranda, cupboards housing electrics and manifolds for under floor heating.







#### FIRST FLOOR LANDING

Loft access via hatch.

#### BEDROOM 1

19'5" x 11'8"

Designed as a suite with double doors leading to private balcony with stunning countryside views, built-in walk-in wardrobe with fitted shelving and hanging rails, window to rear.

#### EN-SUITE

Glass wall that enjoys the beautiful view over the valley, roll top bath located in a prime position to see the view/sunsets with central taps and shower attachment, dual flush close coupled WC, vanity hand wash basin with mixer tap, mirror and light above, shaver point, extractor fan, walk in shower with mosaic tiled floor, heated towel rail, linen cupboard.

#### BEDROOM 2

12'4" x 11'8"

Fitted carpets and windows overlooking rear garden.

#### BEDROOM 3

11'10" x 8'7"

Fitted carpets and windows overlooking rear garden.

#### BATHROOM

Cupboard housing hot water cylinder, three-piece white suite comprising panelled bath with central mixer taps, shower attachment over, dual flush WC, vanity unit with hand wash basin, mirror and light above, shaver point, opaque window to front, partly tiled walls and tiled floors (due to be replaced with vinyl flooring), heated towel rail.

#### OUTSIDE

The property is approached via a driveway with fruit trees, parking space at the top of the drive and ample parking in front of the garage. Gated access leads to paved pathway, side door leading into garage, outside cold water tap, outside lighting and power points, continuation of pathway leads to SUN TERRACE and at the rear is a COVERED VERANDA and LOG STORE. At the rear of the property is where the air source heat pump (installed 2023), is situated. Pathway leads down to the GARDEN which is bordered by a shallow stream. The garden is mainly laid to lawn with well stocked borders full of plants and shrubs with hedge borders and stone walling. A particular feature in the garden is a mature Magnolia Tree. Also situated in the back garden is a GREENHOUSE and POTTING SHED. The majority of the garden is at the front of the property with a pathway that leads to gated access at the top. Artisan SUMMERHOUSE, which is extremely well placed to enjoy the views across the hamlet. The garden has been landscaped with raised vegetable beds, level lawn area and higher lawn with central borders. The garden has been well designed with a plethora of plants, shrubs and trees.

#### DOUBLE GARAGE

24'6" x 17'10"

Electric roller door, storage in the eaves, gardeners loo and sink, windows to side and rear, built in work bench, inverter for solar panels.

#### SERVICES

Mains water, electricity, sewage treatment plant, Mitsubishi air source heat pump, installed 2023, underfloor heating, solar panels. According to Ofcom Ultrafast broadband is available in the area.

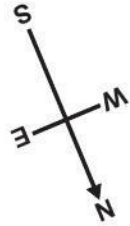
#### DIRECTIONS

Four Barnstaple office proceed along Bear Street to the traffic lights, proceed straight over and continue on the Goodleigh Road for about 4 miles. Take the left hand turn sign posted to Loxhore. Follow along this lane for a short distance and then turn right to Lower Loxhore. Continue on up into the hamlet, passing the Chapel, and as the road bends around to the left continue to climb the hill for a further 500m and the property will be found on the left hand side.

What3Words: ///sandals.affords.waggled

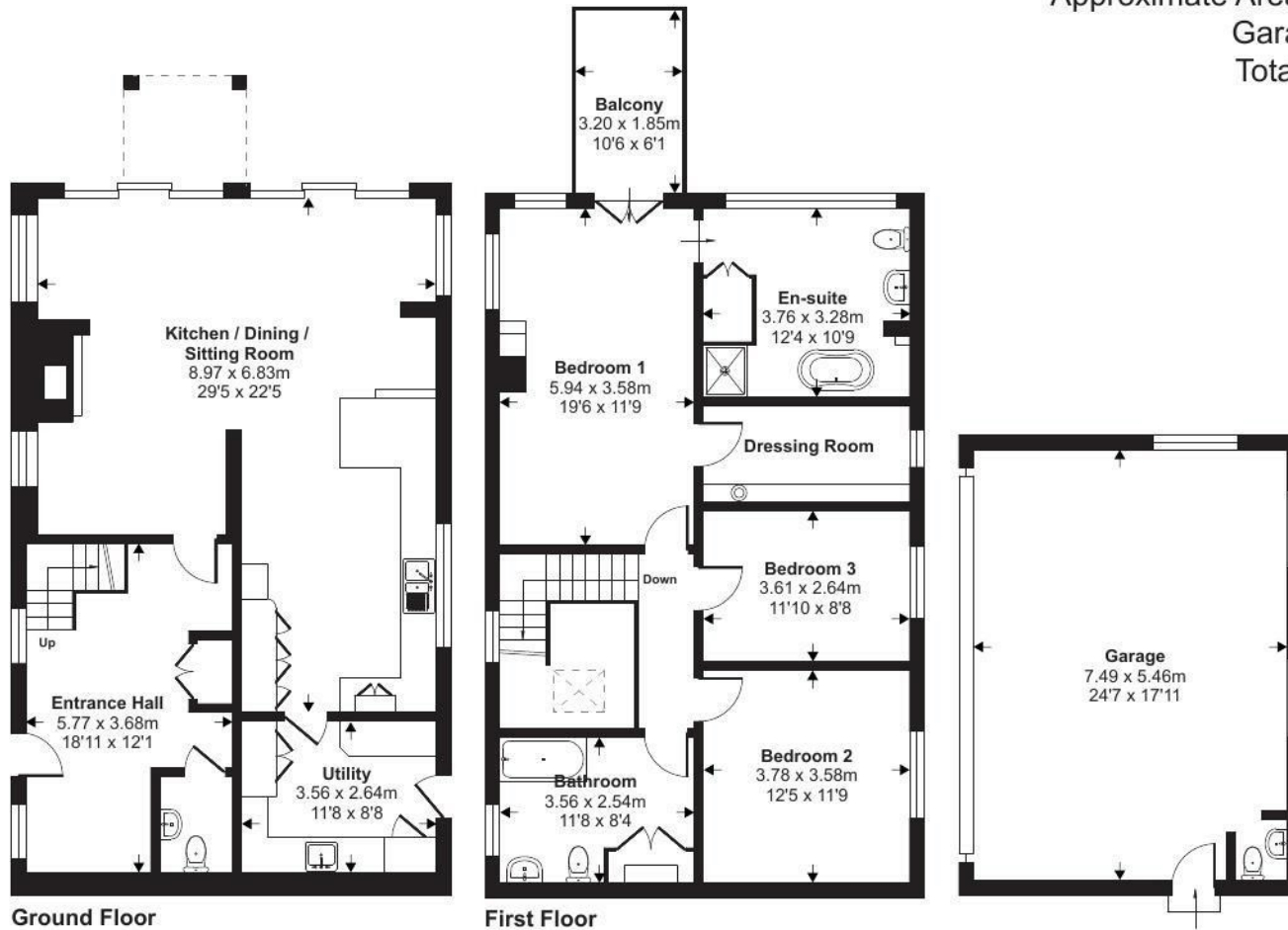






Approximate Area = 1804 sq ft / 167.5 sq m  
 Garage = 444 sq ft / 41.2 sq m  
 Total = 2248 sq ft / 208.7 sq m

For identification only - Not to scale



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1104037



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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







