



Evenlode, Church Lane



Evenlode, Church Lane

Parracombe, Devon EX31 4QJ

Village amenities, bus services, Exmoor walks, all close by.

A detached character residence offering well presented & versatile accommodation, set in well established, secluded gardens on the fringe of this timeless Exmoor village.

- Hall, 3 Reception Rooms
- Kitchen, Utility Room
- 5 Bedrooms, Bathroom, 2 Shower Rooms
- Would Suit Dual Occupation Rooms
- Garage/Workshop, Potting Shed
- Greenhouse, Parking
- Solar PV Panels
- Mature, secluded gardens
- Freehold
- Council Tax Band F

Guide Price £640,000

SITUATION AND AMENITIES

Set within the boundary of Exmoor National Park, in a Conservation area, on the edge of the sought after village of Parracombe which offers a highly regarded local primary school (next door), the Fox and Goose Inn, with a reputation for good food, and village hall just up the road from the property. There is also a village community store/cafe. Nearby is many miles of footpaths and the rugged North Devon coastline. A few miles away are the twin villages of Lynton and Lynmouth linked by the famous Victorian cliff railway and offering more extensive shopping facilities and amenities. Barnstaple is about 11 miles and as the Regional Centre, provides the area's main business, commercial, leisure and shopping venues as well as North Devon District hospital. The North Devon link road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) where Tiverton parkway also offers a train service to London Paddington in just over two hours.

DESCRIPTION

Evenlode presents painted rendered elevations with double glazed windows beneath a tiled roof and solar PV panels. The property is understood to date originally from the Edwardian period Circa 1911, but has been extended and remodelled over subsequent years. The property offers generous and versatile accommodation which would suit dual occupation use. The house is complemented by mature secluded gardens stocked with masses of specimen plants, shrubs and trees and bounded by the Parracombe Stream.



GROUND FLOOR

Canopy PORCH and front door with stained glass panel to ENTRANCE HALL cupboard understairs, coats pegs. SITTING ROOM an original double aspect room featuring bay-window over looking the rear garden, open fireplace with tiled hearth and picture rail. DINING ROOM feature period fireplace with Oak over mantle, marble hearth, four wall lights, picture rail, pair of doors with stained glass panels inset to EN-SUITE BEDROOM triple aspect room with its own entrance, which would ideal accommodation for a dependant/home office or suitable guest suite for Airbnb or similar, with glazed door to front, French doors to rear garden, vaulted ceiling. SHOWER ROOM 3 piece suite which comprises: sink set in storage cupboard, comfrot high WC and walk in cubicle with electric shower, LED lighting and extractor fan. BREAKFAST ROOM with French doors to garden, Oak flooring, steps up to KITCHEN well fitted with good range of painted wooden units topped with Oak worksurfaces and matching wall mounted cupboards and spice drawers, 1 ½ bowl moulded sink unit, double aspect views over garden, fitted appliances including Zanussi ceramic hob, Zanussi double oven, stainless steel splash back and stainless steel and glass floating extractor hood, oil fired Rayburn for cooking and domestic hot water, Bosch dishwasher, fridge, travertine effect flooring, meter cupboard. UTILITY ROOM single bowl sink unit, adjoining worksurfaces, space and plumbing for washing machine, space for tumble dryer, wall cupboard, walk in shelved pantry with space for tall fridge freezer, tiled floor. SHOWER ROOM tiled corner cubicle, pedestal wash basin, low level WC, wall mirror, shaver point, heated towel rail, extractor fan/light, wall heater, tiled floor. REAR LOBBY shoe rack, range of built in cupboards half glazed door to rear garden.

LANDING trap to loft. BEDROOM 1 views over rear garden and church, stripped wood flooring. BEDROOM 2 built in wardrobe, cupboard above, view over front garden. BEDROOM 3 double aspect including porthole window with stained glass inset, built in double wardrobe. BEDROOM 4 currently used as study, with lovely views over the garden. FAMILY BATHROOM with panel bath, Mira power shower above, tiled surround, curved glass shower screen, bidet, low level WC, pedestal wash basin, shaver point, two globe wall lights over, airing cupboard, Oak dado panel walls.

OUTSIDE

To the front the property is approached through a pair stone pillars, over a gravelled driveway, which provides ample parking and turning space and leads to the front door where there is a LOG STORE adjacent. To the right of the property is a DETACHED GARAGE/WORKSHOP with power and light connected, storage loft above and below this and attached to it is a POTTING SHED also with power and light connected and storage loft above. The front garden is raised above the drive and mainly laid to lawn bounded by banks of mature plants, trees and shrubs which provide complete seclusion and privacy from the lane/neighbors. There is access at both sides of the property, to the rear garden there is first a brick terrace with external power point, brick retaining wall and upper gravelled court yard. The AFRICAN BREEZE HOUSE is of timber construction with slate roof with fitted table and seating, this over looks the lower part of the garden which is mainly laid to lawn interspersed with many more specimen trees and shrubs including acer, hydrangea, camellia, copper beech etc. There is an aluminium framed GREEN HOUSE, a sunken brick garden with gravelled surround and beyond a gateway leads to a further wooded area where there are some well established silver birch and ponds. The rear gardens are secluded and also a sun trap with a stream on the north border with part of the garden backing on to fields.

SERVICES

Oil fired central heating (external boiler), mains drainage, water and electricity, supplemented with solar PV panels. A new 2500 litre oil tank was installed in 2022
According to Ofcom; Superfast internet services are available and mobile service should be available at the property with most networks.

DIRECTIONS

From Blackmoor gate where the A39 meets the A399 proceed northwards on the A39 toward Lynton. After about 1 mile bear left signed Parracombe Village continue into the village passing the pub on the left, take the next right hand turning into Church Lane, continue passing the church on your left follow the road around to the right, pass the school and the property is the next on the right, set back from the lane.

What3Words/// diplomas.policy.textiles



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(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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Approximate Area = 1571 sq ft / 145.9 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Outbuilding = 514 sq ft / 47.8 sq m
 Total = 2166 sq ft / 201.2 sq m

For identification only - Not to scale

Denotes restricted head height

First Floor

Garage First Floor

Ground Floor

Garage Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Stags, REF: 736065.