



Beech Croft



Beech Croft

Loxhore, Barnstaple, Devon, EX31 4SS

In a peaceful hamlet, within easy access of Barnstaple, the Link Road, the Coast and Exmoor.

A charming detached single storey character residence with large garden, off a quiet 'no through' lane & enjoying spectacular views.

- Hall, Sitting Room, Conservatory.
- Kitchen/Dining Room, Utility
- 3 Bedrooms, Bathroom, Shower Room.
- Double Glazed, Oil C.Heating.
- Garage/Workshop
- Ample Parking/Motorhome space.
- Well tended 0.48 acre garden
- Backs onto farmland with fine views.
- Council Tax Band C
- Freehold

Guide Price £485,000

SITUTATION & 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

Beech Croft comprises a charming, detached, single storey character residence which presents elevations of brick and stone with double glazed doors and windows, beneath a tiled roof. We understand that the property was converted by the family selling from a former farm building around 36 years ago and has therefore never previously entered the market. The conservatory extension was added around 3 years ago. The property is set in large well-tended gardens, adjoins open fields to the rear and from its elevated site, enjoys delightful far reaching views over unspoilt, undulating countryside.

ACCOMMODATION

Double glazed front door to ENTRANCE HALL trap to loft space, airing cupboard. SITTING ROOM with open stone fireplace, TV plinth to left hand side, pair of double-glazed doors to CONSERVATORY also entirely double glazed and triple aspect with wonderful views, sliding French doors to deck with ramp to garden. KITCHEN/DINING ROOM good range of units in oak with marble effect roll edged work surfaces incorporating 1 ½ bowl stainless steel sink unit, space for fridge, plumbing for dishwasher, four ring ceramic hob, hot point double electric oven, range of matching wall mounted cupboards and open shelving, space for dining table. UTILITY ROOM with warm flow oil fired boiler for central heating and domestic hot water, plumbing for washing machine, built-in storage cupboard, further overhead built-in storage cupboard, glazed door to side porch with door to front. BEDROOM 1 range of freestanding wardrobes and dressing table. BEDROOM 2. BEDROOM 3 freestanding wardrobes and central dressing table. BATHROOM with panelled bath, telephone style shower attachment/mixer tap, pedestal wash basin, low level WC, tiled walls, shaver point, mirror fronted medicine cabinet, separate WALK-IN SHOWER ROOM with tiled floor and walls, Mira shower unit, dimplex wall heater, extractor fan.

OUTSIDE

From the 'no through' access lane, there is a stone and brick pillared entrance flanking a cattle grid, this is owned by the property but initially shared with a neighbour who then uses a spur drive and the drive to Beech Croft then becomes entirely private. The driveway sweeps around to the front of the property, provides ample parking and turning space and is flanked by low stone retaining walls and SWEEPING LAWNS, interspersed with some fine specimen trees and shrubs. To the right of the property there is a range of outbuildings incorporating GARAGE/WORKSHOP also accommodating the oil tank and adjacent FREEZER STORE all with power and light connected. There is a FURTHER DETACHED SHED to the right of the garaging, below FURTHER SWEEPING LAWNS. There is a LOG SHED to the rear of the garaging, as well as an ALUMINIUM FRAMED GREENHOUSE. The REAR GARDEN is laid to grass, fence enclosed. Special note – to the left of the property there is a public footpath which is fenced off, but owned and maintained by Beech Croft. This provides access to the field behind the property and beyond, ideal for rambling/dog walking. The public footpath also serves use as vehicular access for the farmer to access the field to the rear.

SERVICES

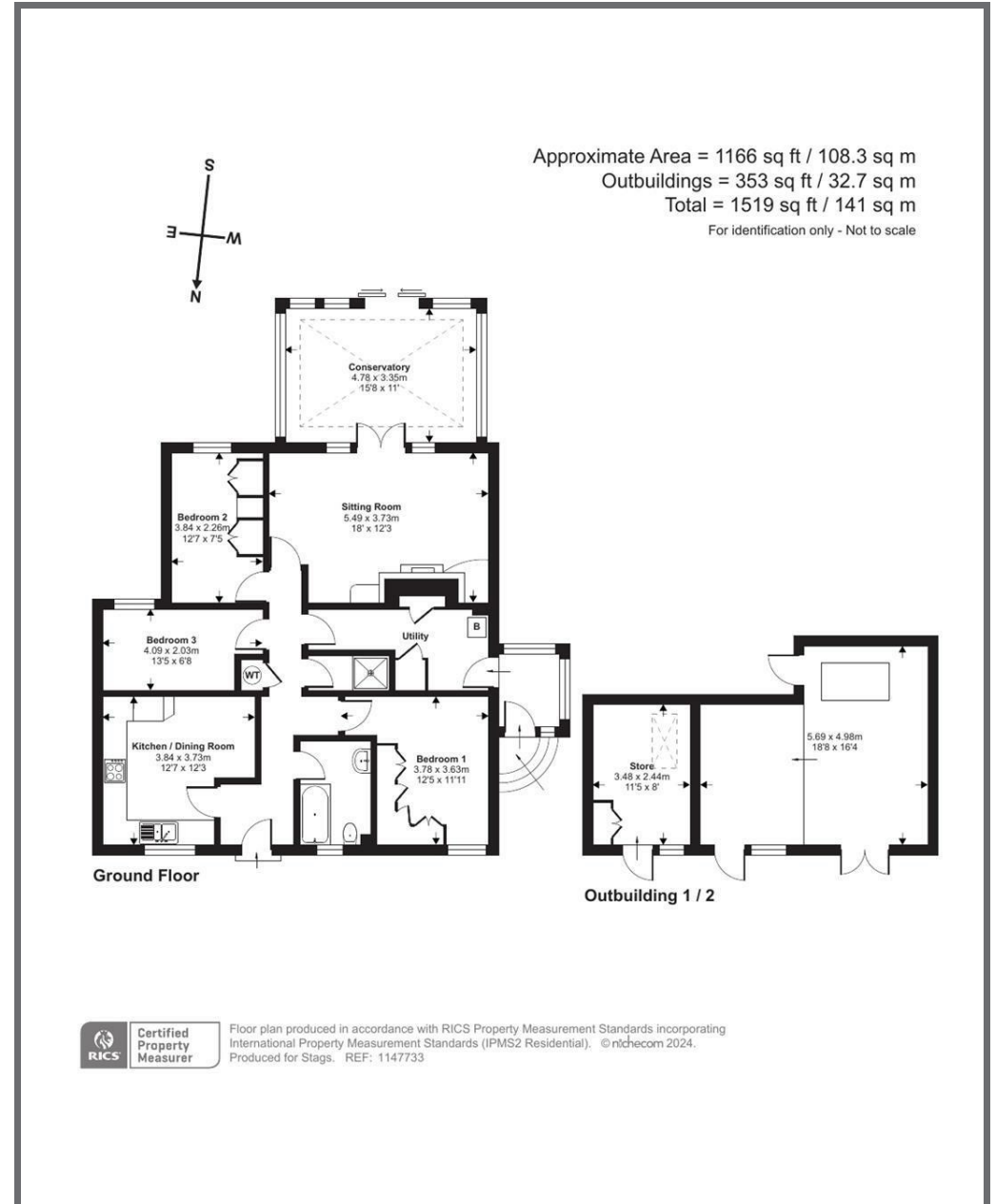
Mains electricity and water. Oil fired central heating. Septic tank drainage. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: checker.ofcom.org.uk

DIRECTIONS

Take the road from Barnstaple to Bratton Fleming, pass the Goodleigh turning on your right. Continue for several miles and well before Bratton Fleming, bear left sign posted 'Loxhore'. Continue along this lane, ignore the turning on the right to Lower Loxhore, continue up the hill, passing the rear entrance to The Arlington Estate. Continue on up the hill for a further mile or so, ignore the next turning on the right to Lower Loxhore and within a short distance bear right signed 'Smythapark'. Continue for about 1/3 of a mile and the property will be found on the right-hand side, identified by our 'For Sale' board.



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		
(81-91)	B		82
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple, Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833