



The Spinney



# The Spinney

45 Yelland Road, Fremington, Barnstaple, EX31 3DS

Fremington Village amenities 1/2 Mile. Instow Beach 5 Minutes.  
Easy access to Barnstaple & Bideford.

Detached chalet style residence with large, south facing garden, in sought after edge of village location close to the coast.

- Detached Chalet Style Bungalow
- 4 Bedrooms (2 downstairs, 2 upstairs)
- Large South facing garden.
- Garage and Workshop
- Freehold
- Bright, spacious & versatile accommodation
- Living Room & Dining Room
- Bathroom & En-Suite
- Extensive Parking
- Council Tax Band D

Guide Price £475,000

## SITUATION AND AMENITIES

We are delighted to offer for sale this deceptively spacious chalet style bungalow situated on the edge of popular coastal village of Fremington with views across the Taw Estuary, towards Braunton Burrows and Saunton in the distance. Fremington is a very popular area and benefits from a fantastic selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field. The Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles and a series of connected footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery.

The property is located 1.5 miles away from the highly desirable coastal village of Instow with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghys. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 1/2 miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 4 miles and offers all the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.



## DESCRIPTION

Understood to have been originally constructed in the 1950's, this fantastic home has been sympathetically extended and modernised in more recent years and now offers spacious, immaculately presented accommodation that would comfortably suit retired buyers or a growing family. The Spinney is set within a generous plot set back from the road offering extensive parking to the front with plenty of space for a motor home or small boat and large south facing sunny gardens to the rear.

## ACCOMMODATION

The property is accessed via a UPVC double glazed front door with matching side windows leading into an initial ENTRANCE PORCH. From the entrance porch double doors lead into the large light and airy HALL with stairs rising to the first floor and doors leading into the following rooms. There is a STUDY/BEDROOM 4 located to the front of the property with the THIRD BEDROOM also located to the front which enjoys a delightful dual aspect with views towards Braunton burrows and Saunton the distance. Adjacent to the third bedroom is a spacious DOWNSTAIRS BATHROOM with bath, separate shower cubicle, sink, airing cupboard and a separate WC next to the bathroom. The delightful L shaped LIVING ROOM is located to the rear with polished stone fireplace with freestanding electric fire. There are floor to ceiling windows looking onto the gardens with French style patio doors leading out onto the paved sun terrace. From the hallway there is a useful UTILITY ROOM with wall mounted gas combination boiler and space and plumbing for washing machine and tumble dryer along with space for a extra fridge freezer. The separate DINING ROOM has a window to the side and archway leading into the KITCHEN which comprises a range of modern cream wall and floor units and large window that looks onto the rear garden as well as door to the outside. The kitchen has integrated appliances including induction electric hob, double oven, dishwasher and space for fridge/freezer.

On the first floor there is an upstairs LANDING with window looking onto the garden and doors that lead into TWO FURTHER DOUBLE BEDROOMS. Bedroom one enjoys a dual aspect with views towards Braunton Burrows and Saunton and views over the garden to the rear. Bedroom two has a window to the rear with a view over the garden and door leading to a private ENSUITE which has a Velux window, vanity unit sink, WC and shower cubicle.

## OUTSIDE

The property is accessed via a brick built pillared entrance way with tarmac driveway leading to the front of the property and DETACHED GARAGE. There is enough parking for four/five vehicles, motorhome or boat. There is a low maintenance STONE CHIPPING FRONT GARDEN with ornamental grasses and lavender beds. There is a pathway and gate to the side leading to the REAR GARDEN. To the rear of the property is a STONE LAID PATIO. A timber pergola with a lovely climbing clematis provides a natural sun awning. There is a courtesy door to the garage which is longer than your usual garage with electric remote up-and-over door and WORKSHOP to the rear. The large south facing garden is separated into two sections. There is a FORMAL LAWNED GARDEN with stepping stone pathway, with a plethora of colourful flower beds, shrubs specimen parts, fern, roses and trees. There is then a pergola entrance way leading to the VEGETABLE GARDEN with several beds.

## DIRECTIONS

From Barnstaple continue out of the town up Sticklepath Hill and upon reaching the roundabout at the Cedars Inn proceed straight across sign posted to Bickington, Fremington & Yelland. Continue on through Fremington village, past Sampson's Plantation on your left and take the next turning on the left into a service road where the property will be found.

What3Words: ///bolts.attaching.reclining

## SERVICES

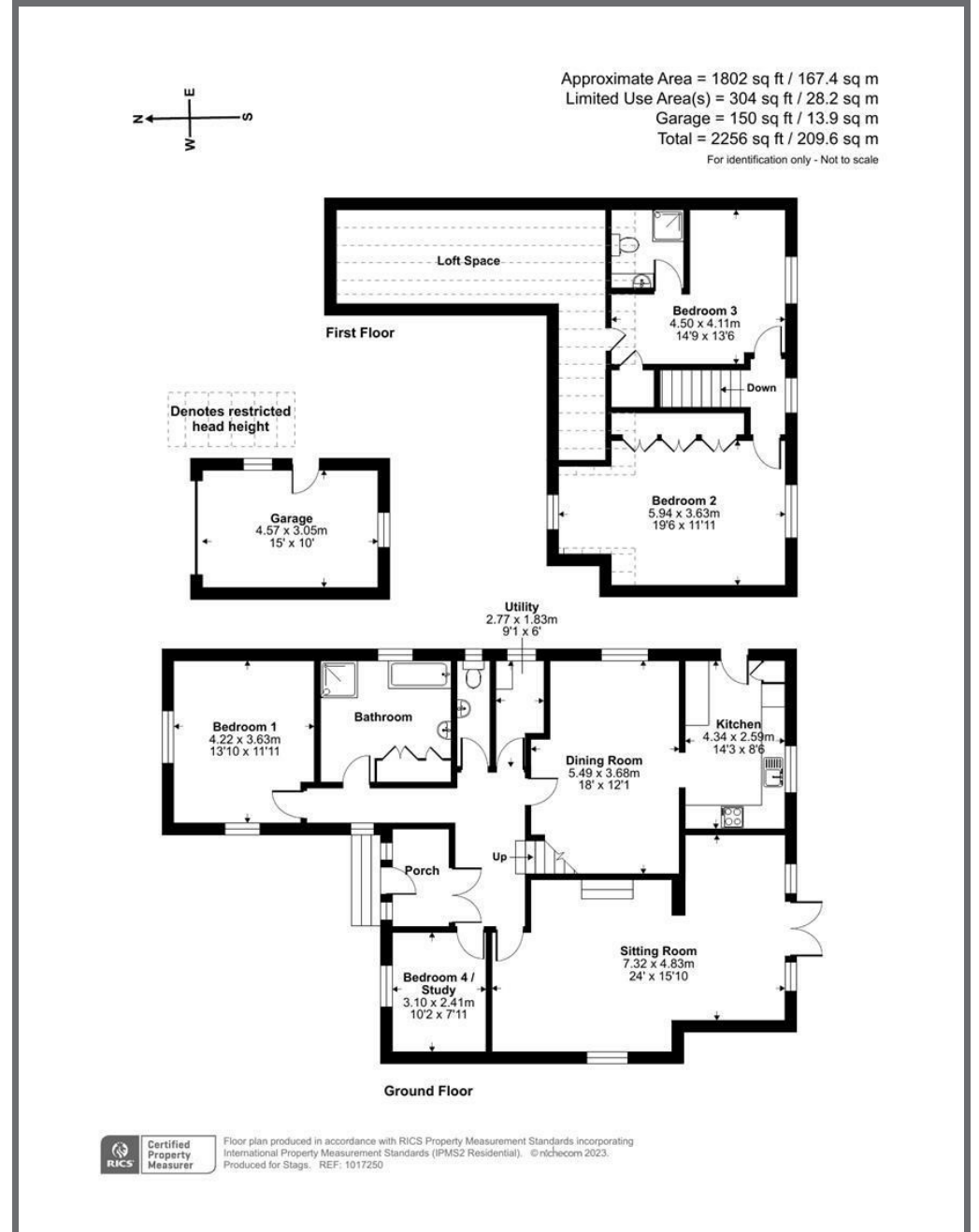
All main services connected, gas central heating.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(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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