



4 Bonds Farm Meadow







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Atherington, Umberleigh, Devon, EX37 9FB

North Devon Coast & Exmoor within 30 minutes drive

**CHAIN FREE!** A stunning detached house with private south west facing rear garden, four car driveway and double garage in a village location.

- 4 Bedrooms/ 1 En-suite
- Kitchen/Diner/Utility & Garden Room
- Underfloor Heating to Ground Floor
- 4 Car Driveway
- Council Tax Band E
- Ground floor office
- Solar Panels & Log Burner
- Shields Insulated Garden Studio
- Double Garage
- Freehold

Guide Price £595,000

## Stags Barnstaple

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@StagsProperty

## SITUATION AND AMENITIES

Bonds Farm Meadow is a small development of only 6 properties in a popular village location and ideal for those looking for a country lifestyle without being too rural or isolated. Set within the attractive Tav Valley area Atherington offers local amenities including community hall (used for groups of all ages), pop up post office/café/small shop, playing field, tennis courts, children's park, church and hairdressers and pub/restaurant in Umberleigh about 1 mile away. Further local amenities are just over a mile away on the A377, including a convenience store/service station and the neighbouring village of High Bickington which offers; village shop, primary school, two pubs, church, community hall, post office, bus service, playing fields, football, cricket and various other clubs, 18 hole golf course at Libbaton nearby. The Mole Resort is also within 15 minutes drive and has facilities including swimming pools, gym, spa, etc. The Regional centre of Barnstaple is approximately 15 minutes drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link Road A361, which leads on in a further 45 minutes or so to Junction 27 of the M5 Motorway and Tiverton Parkway station offering a fast service of trains to London Paddington in just over 2 hours. There is a nearby station at Umberleigh on the picturesque Tarka Line providing trains both to Barnstaple and Exeter. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park are all within about 40 minutes by car.

## DESCRIPTION

A detached, two storey house with some fine views from the first floor. The property was built in 2020 by reputable local builders, ideal construction, the accommodation is extremely well presented, the layout on the ground floor briefly comprises; Entrance hall, cloakroom wc, study/bedroom 5, living room with log burner, French doors into the rear garden, kitchen/dining room with integrated Bosch appliances, separate utility room, garden room. On the first floor are 4 good size bedrooms, one with en-suite and a bathroom/shower room. At the front/side of the property is a lawned garden with hedges border, 4 car driveway and a double garage. The rear garden has been professionally landscaped and is a particular feature of the property with attractive stone walling, lighting and water feature. Also within the garden is a home office/studio. 146 SQM/1571 SQFT. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.

## GROUND FLOOR

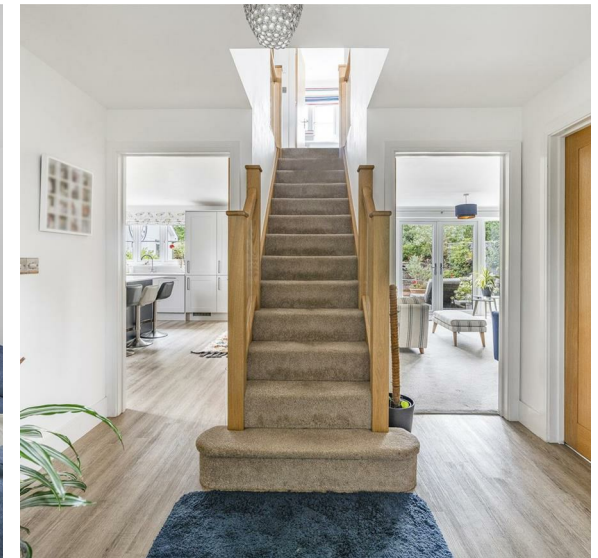
ENTRANCE HALL with windows to side, central staircase with glazed panelling and fitted carpet, entrance matting and LVT flooring which continues through to kitchen/breakfast room (described later). CLOAKROOM WC with LVT flooring, dual flush WC, pedestal hand wash basin with mixer tap, extractor fan. LIVING ROOM with fitted carpet, window to side and French doors leading directly to garden, contemporary log burner on slate hearth. OFFICE with window to front overlooking garden, fitted carpet. KITCHEN/BREAKFAST ROOM dual aspect room with windows to side and rear overlooking garden, Howdens shaker style kitchen with integrated dishwasher, 70/30 fridge freezer, Bosch fan oven and microwave/fan oven, induction hob with stainless steel extractor over, stone worktops, inset stainless steel sink and drainer with mixer tap, upright splashback, central island and breakfast bar, space for six seater dining table, understairs cupboard. Double doorway leading into GARDEN ROOM triple aspect room with French doors leading out to terrace and continuation of LVT flooring. Door off kitchen to UTILITY ROOM with further door leading to driveway, matching base units and worktops to the kitchen, stainless steel sink and drainer with mixer tap, upright splashback, window to front, wall mounted gas boiler, extractor fan.

## FIRST FLOOR

LANDING loft access via hatch, fitted carpets continuing through bedrooms, cupboard housing pressurised hot water cylinder. BEDROOM 1 dual aspect room with window to side and front, enjoying far reaching countryside views. EN-SUITE quadrant shower with aqua-panelling, glazed sliding doors, pedestal wash basin with mixer tap, dual flush WC, heated towel rail, vinyl flooring, extractor fan, opaque window to front, inset downlighting. BEDROOM 2 dual aspect room with windows to front and side, also enjoying far reaching countryside views. BEDROOM 3 windows overlooking rear garden and surrounding fields. BEDROOM 4 built-in wardrobes with sliding mirrored doors, shelving and hanging rails, window overlooking rear garden. BATHROOM opaque window to rear, four piece suite comprising shower with aqua-panelling and sliding glazed door, panelled bath, dual flush WC, pedestal wash basin with mixer tap, towel rail, extractor fan and inset downlighting, vinyl flooring.

## OUTSIDE

The front of the property is a private brick paved driveway with off street parking for four vehicles. LAWNED FRONTAGE with low level hedge border, sloped paved pathway leading up to front door with stocked borders. Outside lighting. Gated access at the side of the property via driveway to private, southwest facing, professionally landscaped REAR GARDEN with slate terracing and pathways. Three 'zoned' seating area, oval lawn with stocked borders, drystone walling with water feature and built-in lighting. External power points and lighting. Space for wheelie bins and recycling. Space for garden shed. DETACHED SHIELDS STUDIO currently used as home office with power, light and electric heating, highly insulated and double glazed, LVT flooring and panelled walls. Door from the garden into DOUBLE GARAGE with two up-and-over doors, power and light.





#### SERVICES

Mains water, drainage and electric, LPG gas fired central heating with underfloor heating on the ground floor and radiators on the first floor.

According to Ofcom, superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

#### DIRECTIONS

From South Molton- Proceed out of the town on the B3227 towards Umberleigh for approximately 7.5 miles. Passing the primary school and train station, proceed over the bridge and turn right (opposite The Rising Sun pub), onto the A377 towards Barnstaple. At the junction take the left hand turn onto the B3277 signposted to Atherington/Great Torrington. Upon reaching the village Bonds Farm Meadow can be found just after the four cross way on the left hand side. The property can be found at the far end of the cul-de sac on the right hand side.

From Barnstaple- Leave Barnstaple on the A377 and proceed through Bishops Tawton towards Exeter, stay on this road for approximately 5 miles, upon reaching Umberleigh take the right hand turning sign posted Atherington/Great Torrington (B3277). Upon reaching the village Bonds Farm Meadow can be found just after the four cross way on the left hand side. The property can be found at the far end of the cul-de sac on the right hand side.

From Bideford/Torrington – Leave Torrington on the B3277 towards South Molton, stay on this road for approximately 6.5 miles. Upon reaching Atherington Bonds Farm Meadow can be found on the right hand side. The property can be found at the far end of the cul-de sac on the right hand side.

WHAT3WORDS://stated.trunk.shuttle

#### LOCAL SCHOOLS

Local primary schools are found in neighbouring villages within 2 miles in Umberleigh and High Bickington.

Secondary Schools can be found in South Molton, Chulmleigh, Great Torrington and West Buckland, collection points nearby.

Barnstaple & Great Torrington– 7 miles

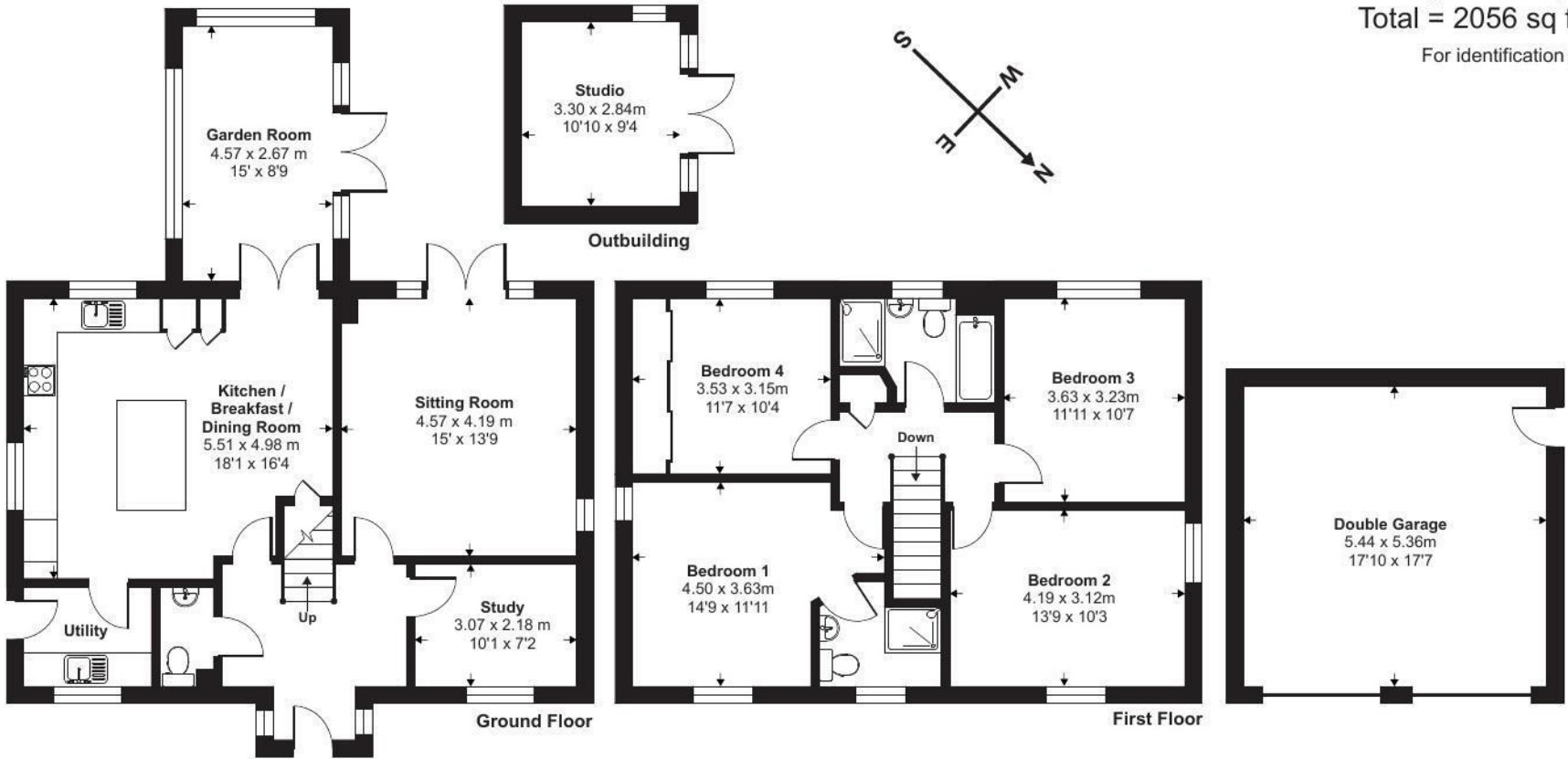
South Molton – 9 miles

West Buckland - 13 miles



Approximate Area = 1640 sq ft / 152.3 sq m  
 Garage = 315 sq ft / 29.2 sq m  
 Outbuilding = 101 sq ft / 9.3 sq m  
 Total = 2056 sq ft / 191 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1174702



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>			
(81-91) <b>B</b>		79	81
(69-80) <b>C</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	



