



Higher Garth



# Higher Garth

South View, Bratton Fleming, Barnstaple, Devon, EX31 4TQ

Village amenities walking distance. Exmoor & Barnstaple, respectively 5 and 10 minutes by car.

**A detached reverse level property with stunning views in a popular village.**

- Picturesque Views
- Reverse Level Design
- Built 2005
- Sitting Room with Balcony
- Council Tax Band D
- 3 Double Bedrooms (1 En-suite)
- Garage & Carport
- Kitchen/Diner with integrated appliances
- Log Burner
- Freehold

**Guide Price £495,000**

## SITUATION AND AMENITIES

Situated in a private tucked away position. The site is elevated and allows superb, far reaching views from the main living accommodation towards the coast in the distance. The village provides a thriving local community offering primary and pre-schooling, a village store and regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies about 5.7 miles to the south. The Regional Centre or Barnstaple lies about 7 miles to the west, and offers the area's main business, commercial, leisure and shopping venues as well as theatre and District Hospital. The market town of South Molton is about 11 miles to the south and provides local services including shops, banks, recreational facilities, primary and secondary schooling. To the east Exmoor National park offers beautiful moorland scenery and many foot and bridleways and the stunning North Devon Coastline. Whilst to the west are the popular sandy beaches of Instow, Saunton Sands (also with Championship golf course), Croyde bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon link road provides easy access to Tiverton and the M5 Motorway (Junction 27) with main line intercity rail links available at Tiverton Parkway (Paddington in just over 2 hours). The nearest International airports are at Exeter and Bristol.

## DESCRIPTION

A well presented two storey property with well proportioned accommodation and far reaching views of the surrounding countryside and out to the coast.

We understand the property was built in 2005 and presents colour washed rendered elevations beneath with double glazed windows and doors, beneath a slate tiled roof.

The accommodation has been designed to make the most of the views with reverse level living, the layout on the ground floor briefly comprises; Entrance Hall, Three double Bedrooms, one En-suite shower room and separate Bathroom, Utility Room. On the first floor; Landing, Cloakroom WC, Sitting Room with balcony and Kitchen/Dining Room with integrated appliances. Outside there is an enclosed garden, gated driveway with ample parking for multiple vehicles, campervan or boat, garage & carport. The layout of the accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan.



## GROUND FLOOR

ENTRANCE HALL with entrance matting and wood effect flooring, stairs off to first floor (described later). BEDROOM 1 LVT flooring, built-in wardrobes, French doors leading to front terrace and views towards Hartland. EN-SUITE SHOWER ROOM opaque window to rear, vinyl flooring, white suite comprising WC, pedestal wash basin, quadrant tiled shower, heated towel rail, extractor fan. BEDROOM 2 window to front, fitted carpet. BEDROOM 3 window to rear, fitted carpets. UTILITY ROOM window to rear, skylight, door to side, tiled floor, floor mounted Grant oil fired boiler, matching wall and base units with roll top work surface, stainless steel sink with splashback, extractor fan, space for white goods, entrance matting. BATHROOM opaque window to rear, vinyl flooring, built-in linen cupboard, dual flush WC, pedestal wash basin, panelled bath with mixer shower, partly tiled walls, extractor fan.

## FIRST FLOOR

LANDING fitted carpets, window to rear overlooking The Green. CLOAKROOM WC opaque window to rear, vinyl flooring, dual flush WC, pedestal hand wash basin, towel rail, built-in slimline cupboard. LIVING ROOM triple aspect room with windows to front side and rear, French doors leading out to sun terrace, far reaching views towards Hartland Point, fitted carpets. Within the living room there is also a small SNUG AREA or dining space, modern log burner on slate hearth, built-in storage cupboard over stairs. Door leading into KITCHEN window to front with reaching views, matching shaker style wall and base units with integrated 50/50 fridge freezer, AEG electric cooker and hob with stainless steel extractor above, integrated dishwasher, stainless steel 1 ½ sink and drainer with mixer tap, splashback tiling, wood worktops, vinyl flooring and space for dining room table.

## OUTSIDE

Gated driveway with ample parking and turning for multiple vehicles. SINGLE GARAGE with up-and-over door. CARPORT with space for log store. Elevated oil tank at rear. Pathway leading around all sides. PAVED SUN TERRACE at the front with stunning countryside views and out towards Hartland Point. Gently sloping FRONT LAWN with mature stocked borders. SUMMERHOUSE. GARDEN SHED. Outside lighting, power points and cold water tap.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. 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: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

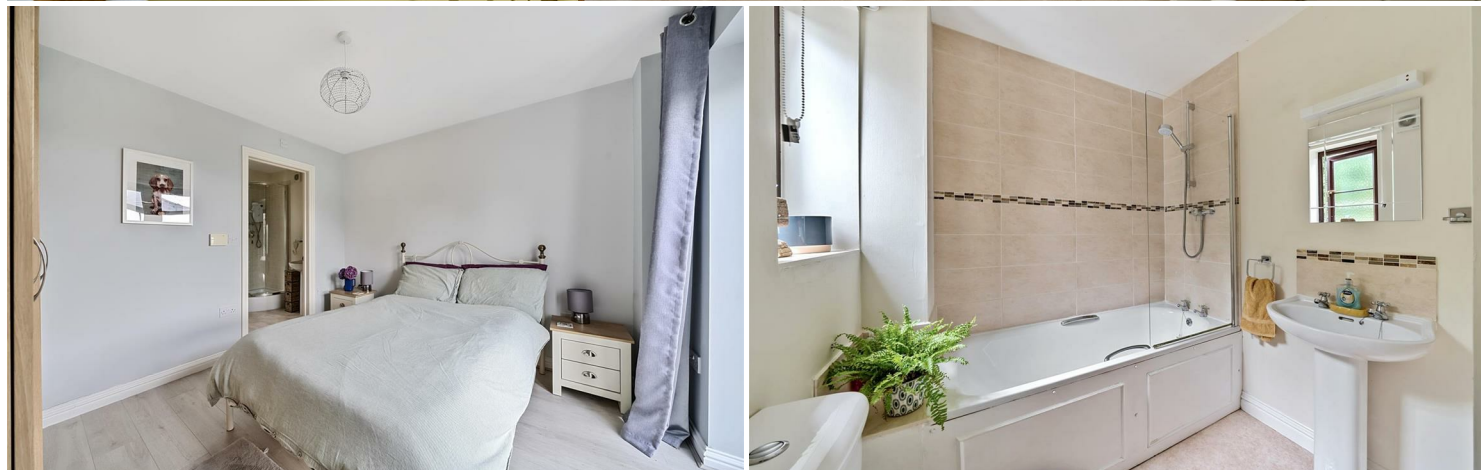
## DIRECTIONS

Approaching Bratton Fleming village from the Barnstaple direction, proceed up the hill, through the village, pass the pub. Continue climbing the hill and turn left at the Baptist Chapel, signposted Beara Cross. South View is the next right hand turning, the property can be found on the right hand side.

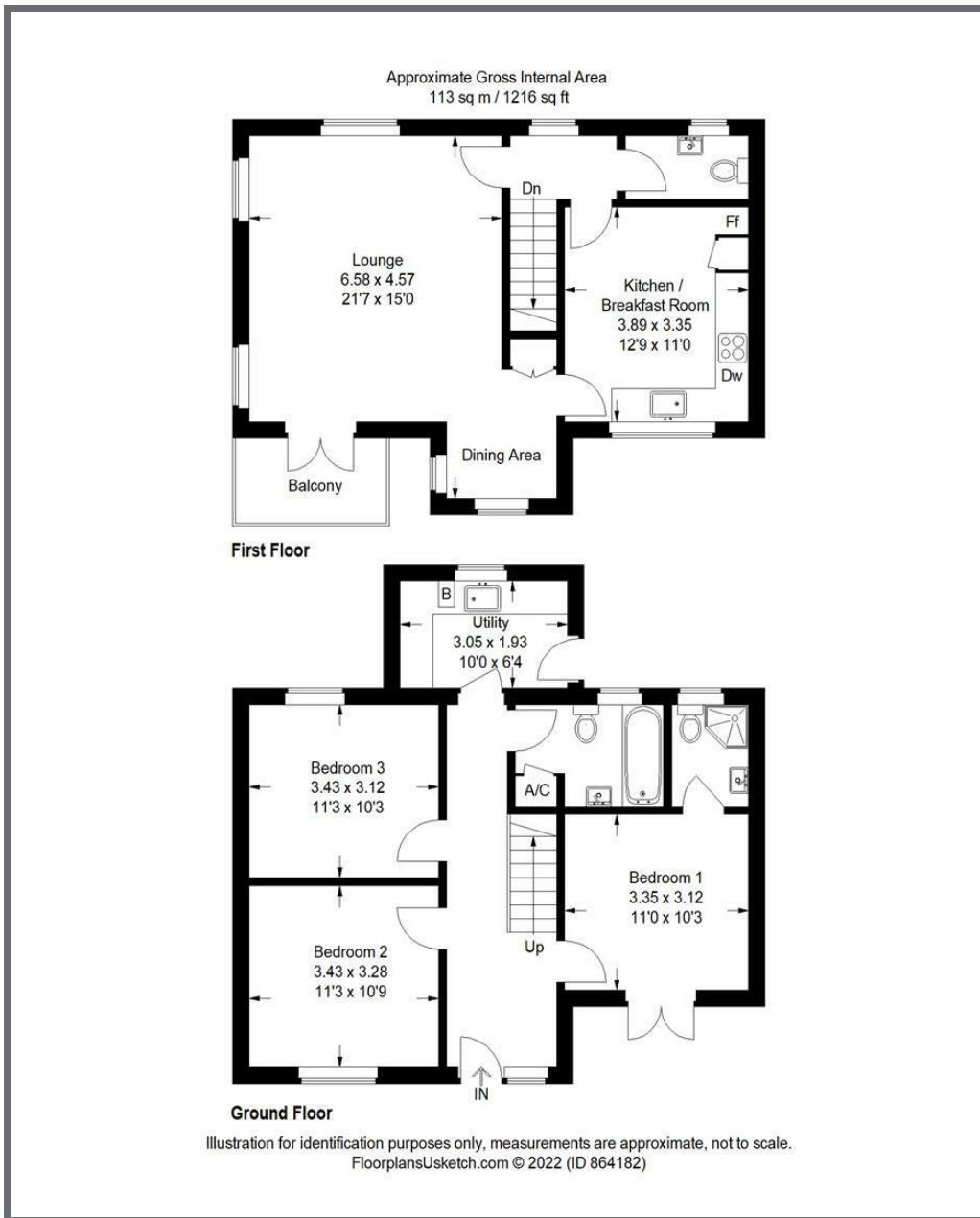
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	80
EU Directive 2002/91/EC			

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