



Heddons View





# Heddons View

Trentishoe, Parracombe, Barnstaple, EX31 4QD

In a timeless & tranquil Hamlet close to the coast. Hunters Inn just 1 mile. Combe Martin 5 miles, Lynton 7 miles.

A rare opportunity to acquire a superb modern detached bungalow set in over 2 acres within Exmoor, on high ground enjoying fabulous moorland views

- Hall, Air Source Heating
- 4 Bedrooms, 2 Bathrooms
- Sitting/Dining Room/Kitchen
- Vaulted ceiling. Bi-fold doors
- Double Garage. Extensive parking
- Over 2 acres garden/pasture
- No upward chain
- Informal Tender date 30/5/25
- Business rated
- Freehold

## Offers In Excess Of £950,000

### SITUATION & AMENITIES

Located in the peaceful Hamlet of Trentishoe, the position is idyllic on high ground with stunning far-reaching views across Exmoor, in timeless and tranquil surroundings. There is a maze of local footpaths and bridleways on the doorstep, leading to many miles of coastal and moorland walks. The area is renowned for its spectacular landscape, ranging from the high open moorland to wooded combs and dramatic sea cliffs. The West Somerset and North Devon coastline is also easily accessible, including the popular surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. In the opposite direction is the popular seaside town of Minehead, with its Somerset Steam Railway and nearby medieval National Trust village of Dunster, with its yarn market and National Trust castle. Closer to home, the Hunters Inn and restaurant is a mile away. Combe Martin, with its good range of local amenities and beach is 5 miles and the twin villages of Lynton and Lynmouth are about 7 miles. The regional centre of Barnstaple is about 15 miles, and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. The North Devon Link Road (A361) located at South Molton, gives some dual carriageway to the M5 Motorway at Jct.27, where Tiverton Parkway railway station also allows access to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

### DIRECTIONS

W3W/////charted.magical.scorpions

Travelling on the A399 from Combe Martin Eastwards, ignore the turning to Kentisbury on your right, pass Waytown Tea Rooms on your left and take the next turning left signed 'Trentishoe 4 Miles'. Continue on this road past Holdstone Down until you reach a fork in the road. Ignore the turning left to Trentishoe Church and continue down the hill. Take the next turning left at Rhydda Bank Cross. Climb the hill and Heddons View will be clearly seen on the right-hand side.





### DESCRIPTION

This splendid individual detached single storey residence presents elevations of black brick and painted render, with double glazed aluminium framed doors and windows beneath a slate roof. We understand that the property was built around 2020 and replaced the previous bungalow on site, which burnt down. Individual modern homes within Exmoor are rare to say the least, and given the stunning position and views, we are anticipating that Hedddons View will prove to be a highly desirable opportunity. Internally the accommodation is bright and spacious. The 'Wow' factor, apart from the views is the fabulous open-plan reception area and kitchen, with vaulted ceiling and atrium style windows, as well as two sets of bi-fold doors, which frame the best of the view, bringing the outside in. Outside, there is extensive parking, and a double detached garage which is of cavity construction and may be suitable for conversion to separate annexe accommodation (subject to planning permission). Otherwise the garden is a blank canvas, and includes an area of hillside pasture. This is certainly a property which needs to be viewed internally to be fully appreciated.

### ACCOMMODATION

Front door to ENTRANCE HALL engineered oak flooring, trap to loft space. Double CLOAKS CUPBOARD/PLANT ROOM. SITTING/DINING ROOM/SNUG/KITCHEN/BREAKFAST ROOM This wonderful space is triple aspect with windows and doors allowing light to flood into the room, as well as to enjoy the magnificent surroundings. The room is arranged in distinct zones, and has engineered oak flooring throughout, as well as a vaulted ceiling. The main SITTING AREA has bi-fold doors leading onto the TERRACE and out to the GARDEN. A two-way fireplace with fitted two-way wood burner connects with the adjacent SNUG, which also has bi-fold doors leading onto the TERRACE. These two areas are linked by the DINING zone. The KITCHEN is fitted with an extensive range of contemporary units in a grey gloss theme, with marble effect Corian work surfaces. Integrated appliances include fridge/freezer, range which incorporates electric ovens and 6-ring induction hob with extractor hood over. There is a matching central island with sink and drainer, integrated dishwasher and breakfast bar. One of the cupboards also houses plumbing for washing machine. BEDROOM 1 (double) engineered oak flooring, walk-in wardrobe hanging and shelves. EN-SUITE SHOWER ROOM with tiled cubicle, hand held and drench showers, low level wc, wash hand basin with cupboard under, mirror-fronted medicine cabinet, heated towel rail, tiled floor and walls, extractor fan. BEDROOM 2 (double) double built-in wardrobe. BEDROOM 3 (single) carpet. BEDROOM 4 (single) double built-in wardrobe, carpet. FAMILY BATHROOM with 'P' shaped bath, hand held and drench showers, shower screen, low level wc, wash hand basin with cupboard under, mirror-fronted medicine cabinet, heated towel rail, tiled walls and floor, extractor fan.

### OUTSIDE

The property is approached through a pair of electrically operated gates on pillars. There is an extensive car parking area, bounded on one side by a low brick wall with interlinking wrought iron links. The DETACHED DOUBLE GARAGE has power and light connected, and houses the plant, filters and water cylinder for the private water supply. There is a large TERRACE and sweeping lawns, which open out to an area of hillside pasture, and below further pasture where the vendors have an arrangement for it to be grazed by a local farmer.

### SERVICES

Mains electricity, private bore hole water. Private modern drainage system. Air source heat pump, underfloor heating. According to Ofcom Ultrafast broadband is available in the area, and there is limited mobile signal. For further information please visit <https://checker.ofcom.org.uk/>

### METHOD OF SALE



The property is offered for sale by Informal Tender. The closing date for tenders to be submitted is 30th May 2025 at 12 noon, if not sold prior. An informal tender form is available from Stags. Tenders to be submitted in writing to Stags, 30 Boutport Street, Barnstaple, Devon, EX31 1RP Should an offer be accepted we will require from you proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.





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>		<b>82</b>	<b>92</b>
(81-91) <b>B</b>			
(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			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833

