



Heanton View



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Pottery Lane, Yelland, Barnstaple, EX31 3EH

Fremington 1 Mile. Instow 1.5 Miles, Barnstaple/Bideford 5 Miles. The Tarka Trail/Open countryside nearby

A modern individual detached residence in convenient & favoured edge of village location, close to the coastal village of Instow

- Hall, Cloakroom, Sitting Room
- 34' Kitchen/Dining Room/Garden Room
- 4 Bedrooms, 2 Bathrooms
- One bedroom en suite of ground floor
- Gas C.H., Double Glazed
- Double Garage plus parking
- Detached studio/office etc
- Landscaped, secluded garden
- Council Tax Band F
- Freehold

Offers In Excess Of £599,950

SITUATION & AMENITIES

On high ground close to open countryside, and enjoying fine views (as the name of the house suggests) towards Heanton and also the Taw estuary and coast. The property is approached by a quiet, no-through private road which leads on to public footpaths and open countryside, and is in turn off a favoured lane conveniently situated about 1.5 miles from Instow – with its popular beach, sand dunes, variety of shops and amenities, cricket and yachting clubs, pubs, restaurants and hotel. More local amenities are available at Fremington – about 1 mile, where Fremington Quay also provides access to the Tarka Trail. The port and market town of Bideford is 5 miles. Barnstaple town centre is also about 5 miles, and as the regional centre houses the area's main business, commercial, leisure and shopping venues, as well as theatre, cinema, hospital, and range of schooling. There is easy access to the A361 North Devon Link Road, which leads to the M5 and Motorway network beyond. There is also access here to Tiverton Parkway (London Paddington in just over 2 hours). The popular coastal and surfing resorts of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all close at hand, as is Exmoor National Park which is just a short car journey. There are bus services running nearby to these larger centres and beyond.

DIRECTIONS

W3W/////elevates.country.decking

SERVICES

All mains services connected. Gas-fired central heating, which is underfloor on the Ground Floor and by radiators on the First. There is a security alarm fitted. According to Ofcom, Superfast broadband is available in the area and mobile signal is likely from multiple providers. For further information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



DESCRIPTION

Constructed by a reputable local builder to a higher eco-friendly specification, Heanton View presents elevations of brick, part-rendered beneath a slate roof with UPVC double glazed windows and two sets of bi-folding doors (factory finished double glazed wooden units) onto the garden. The property offers bright, spacious and versatile accommodation which includes a Ground Floor Bedroom ensuite, where there is disabled-friendly access and which also futureproofs. Other notable features include quality bathroom and kitchen fittings and underfloor heating to the Ground Floor with solar heated hot water. There are naturally finished oak doors throughout, and engineered oak floors in the Entrance Hall and Kitchen/Dining/Garden Room, as well as carpets elsewhere. The detached double garage has an electrically operated roller door, a large storage loft above – which could possibly be converted to an extra room (subject to planning permission). There is a detached Studio building, currently utilised as a Therapy Room, but suitable as an office or similar. There is also a very attractively landscaped garden, which is secluded. The property is considered ideal as a principal residence, 2nd home, UK base or holiday let and is well worthy of an internal inspection.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with engineered oak flooring, cloak cupboard with connection for satellite tv, coats pegs. CLOAKROOM with low level wc, wash hand basin, motion sensor activated light, wall mirror, oak flooring, extractor fan. SITTING ROOM featuring a brick fireplace with oak mantle and slate hearth, fitted wood burner, bi-folding doors to TERRACE and enjoying fine views. KITCHEN/DINING/GARDEN ROOM a bright and spacious triple aspect room with engineered oak flooring throughout. The KITCHEN is fitted with an excellent range of units in a cream theme with polished black granite work surfaces and incorporating 1 ½ bowl Franke stainless steel sink unit. Fitted appliances include microwave, electric oven, integrated dishwasher, gas hob and electric extractor fan – all by Bosch, as well as integrated fridge/freezer by NEFF. A peninsula unit separates the KITCHEN and DINING zones. The GARDEN ROOM zone has a part-vaulted ceiling with bi-folding doors onto the TERRACE and out to the REAR GARDEN. Off the DINING area is a UTILITY ROOM with plumbing for washing machine, plant for the underfloor heating and solar panels, wall-mounted GloWorm gas-fired boiler for central heating and domestic hot water. BEDROOM 1 a bright double aspect room with double built-in wardrobe. ENSUITE SHOWER ROOM with cubicle, wash hand basin, vanity cupboards and drawers below, low level wc, illuminated wall mirror, tiled walls and flooring, extractor fan.

FIRST FLOOR

Oak staircase which is carpeted leads to LANDING. BEDROOM 2 another bright double aspect room with views to both front and rear. BEDROOM 3 pleasant views, plantation shutters. BEDROOM 4 (currently utilised as a STUDY) pleasant views, plantation shutters. FAMILY BATH/SHOWER ROOM with panelled bath, corner shower cubicle, low level wc, wash hand basin, illuminated wall mirror above and vanity cupboards beneath, heated towel rail/radiator, extractor fan, tiled walls, shaver point.

OUTSIDE

The property is approached from the lane via a 5-bar gate with running wheel for ease of opening and mounted on a pair of brick pillars. There is then a brick paved driveway providing ample parking and turning space, as well as potential to accommodate motorhome/caravan etc. This leads to the DOUBLE DETACHED GARAGE with electric roller door, power, light and water connected, personal door and extensive storage under the eaves, which may be possible to reconfigure to provide a room (subject to any necessary planning permission). This is reached currently by a retractable wooden ladder. The property is bounded from the lane at the front by Devon bank with stone retaining wall. There is a similar stone retaining wall to the left-hand boundary, topped by a flower bed. To the right of the property there is a COURTYARD with two pedestrian access points from the FRONT GARDEN. Within this is a whirling washing line and access to the DETACHED STUDIO – currently utilised as a Treatment Room. This building is by Shields Buildings of Taunton. It presents timber-clad elevations beneath a metal roof with double glazed windows and a high degree of insulation. Power and light are connected, including electric wall heater. Beyond this is access to the REAR GARDEN, where there is an extensive TERRACE in Indian sandstone, which we understand is non-slip. This leads on to a circular lawn with central eating apple tree and circular path around, which is bounded by well-established flower borders and the rear garden is fenced enclosed. There are external security lights, as well as a water tap nearest to the personal door of the garage.



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 | | |
| (69-80) C | | |
| (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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