



Ebberley House







Ebberley House 48 West Yelland

Nr Instow, Barnstaple, Devon, EX31 3HF

Within a healthy walk of the Tarka Trail & Instow Beach. Bus services pass nearby. Barnstaple/Bideford about 10/15 minutes.

An imposing detached Georgian style contemporary residence offering generous, well appointed & versatile family accommodation set in a large plot, close to the coast.

- Portico, Spacious Hall, Cloakroom
- Breakfast/Family Room/Kitchen.
- Utility Room, U/F Gas C.H.
- Outbuilding 14M x 10M
- Council Tax Band E.
- Drawing Room, Dining Room
- Cinema/Gym/Bed 6, Shower Room.
- 5 Bedrooms, 2 Bathrooms
- Extensive Parking. Half acre plot.
- Freehold.

Guide Price £965,000

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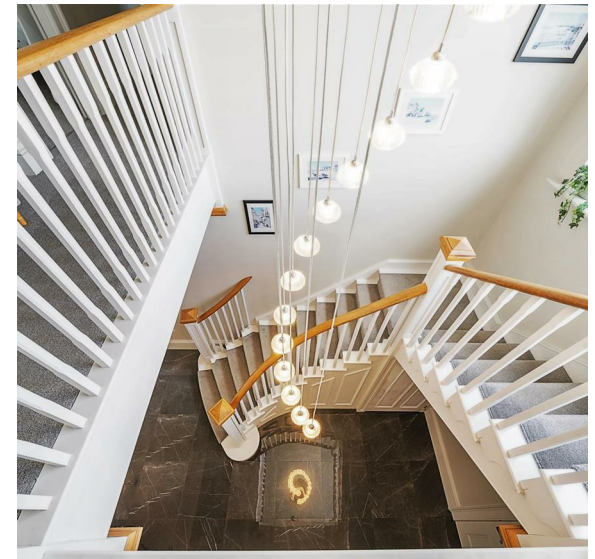
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SITUATION & AMENITIES

Ebberley House is situated close to the highly sought after, coastal village of Instow, ideally situated to walk to the beach, Tarka Trail and the amenities that Instow has to offer. These include village cricket ground, North Devon Yacht Club (where boats may be launched and moorings are available). The yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghies. Amenities at Instow include local shops with delicatessen/ post office/café, hotel, primary school and a variety of pubs, eateries and restaurants. There is also a good range of transport opportunities via regular bus routes (which pass outside the property) and the ferry to Appledore, across the estuary. The port and market town of Bideford is around 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs onto the Northam Burrows Country Park and the Royal Devon Golf Club (the oldest in the UK). 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 around 5 ½ miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and District Hospital. There is a primary school in Instow and secondary schools/colleges in Bideford and Barnstaple. Further afield there are reputable private schools at West Buckland (around 25/30 minutes by car) with local pick up points, as well as Kingsley at Bideford or Blundells in Tiverton. From Barnstaple there is access to the North Devon Link Road which eventually leads through to Junction 27 of the M5 Motorway, in around 45 minutes or so. There is also access to Tiverton Parkway where London can be reached in just over two hours. Around 45 minutes by car are the renowned surfing resorts of Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough.

DESCRIPTION

This imposing individual detached residence, built in the classical Georgian style around 9 years ago, presents painted rendered elevations with double glazed doors and windows, beneath a slate roof. The property offers bright, spacious, stylish and versatile accommodation which is arranged over two storeys. There is a flat section roof to the rear which may offer potential to add further accommodation or adapt as a large sun terrace to enjoy the best of the pastoral views to the rear. The accommodation could potentially be adapted to suit dual occupation use by parts of the same family. The cinema room/gym on the ground floor could alternatively be used as a sixth bedroom with WC close by. Externally there is ample parking, motorhome and garage space, although there is also a large timber building around 14m x 10m, which could be adapted for garaging, it is now currently providing workshops and storage. The property is set in a large level plot of approximately ½ acre which represents a 'blank canvas' for someone to create their dream garden or simply maintain as it is, with ease of maintenance in mind. This is certainly a property that needs to be viewed internally to be fully appreciated.





GROUND FLOOR

Portico entrance to generous RECEPTION HALL arch feature and beautiful staircase rising to the first floor (described later). To the rear of the property and south facing, is the KITCHEN/BREAKFAST ROOM/FAMILY ROOM which creates a fantastic space to entertain family and friends. The kitchen has ample cupboard/storage space, along with preparation areas and integral appliances. The kitchen also enjoys a sub-division to the room, creating an area for cooking and socialising, with a breakfast bar and stools. Just off the kitchen is a UTILITY ROOM with tall built in storage cupboards and plenty of additional work top space. The DRAWING ROOM is a spacious room and has a feature fireplace, creating a focal point, which is lovely and light, as the Georgian style windows let the light flood into the room. There are internal windows to the DINING ROOM which has double doors opening to the south facing rear terrace. STUDY. The CINEMA/GYM is a versatile room which gives various options. There is a GROUND FLOOR WC, plenty of storage and further access to the side elevation.

FIRST FLOOR

Generous LANDING with tall floor to ceiling windows, once again allowing light to flood in, door to the flat roof, as previously mentioned. This galleried landing gives a true sense of space and grandeur, in keeping with the Georgian theme. The bedrooms are all of good proportions. The PRINCIPAL BEDROOM has a walk-in wardrobe and large EN-SUITE BATHROOM with four piece white suite and stand alone bath. There is a FURTHER SHOWER ROOM which is equipped with high quality finishes and a FURTHER FAMILY BATHROOM including a standalone bath.

OUTSIDE

To the front the property is approached via a pair of timber gates on pillars. There is extensive parking and/or space for motorhome boat etc. There is access at both sides of the property, one of these is a vehicular access which leads on to a substantial DETACHED TIMBER DOUBLE GARAGE/WORKSHOP. Between the house and the workshop, the rear garden is mainly laid to lawn. There is an extensive attractively shaped SUN TERRACE which abuts the rear elevation of the property, an ideal venue for Alfresco dining, entertaining or possibly to site a hot tub.

SERVICES

All mains services connected. Central heating is gas fired and underfloor. According to Ofcom, superfast broadband is available at the property and mobile signal is likely to be limited. For more information please see the Ofcom website: checker.ofcom.org.uk

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 'Bickington, Fremington, Yelland and Instow'. Continue on the road for approximately 5 miles, until you reach West Yelland, where the property will be found on the right-hand side, identified by our 'For Sale' board.

WHAT3WORDS///spoils.fine.caravans



