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GROUND FLOOR



1ST FLOOR



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Directions

From Barnstaple take the A39 road northwards as though towards Lynton and Lynmouth. Leave the town pass North Devon District Hospital on your right and proceed for approximately 3 miles until you enter the village of Shirwell. Take a right hand turn towards Shirwell Primary School. Carry on down the hill. Woodview is situated on your left hand side with a nameplate clearly displayed.

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Energy Efficient Two Bed Detached House with Large Garden Plot

Woodview Shirwell, Shirwell, Barnstaple, Devon, EX31 4JU

- BUILT IN 2020
- OPEN PLAN LIVING
- DEVELOPMENT POTENTIAL STPP
- LARGE 0.6 ACRE PLOT
- EPC - A
- PLENTY OF PARKING

Offers In The Region Of

£495,000

- SOLAR PANELS
- SURROUNDING COUNTRYSIDE
- MULIPLE OUTBUILDINGS & STORAGE

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- Room list:**
- Entrance Hall**
 - Open Plan**
6.33m x 6.54m (20'9" x 21'5")
 - Bathroom**
1.81m x 1.80m (5'11" x 5'10")
 - Bedroom 1**
3.25m x 4.50m (10'7" x 14'9")
 - Bedroom 2**
2.95m x 3.61m (9'8" x 11'10")
 - Shower Room**
2.18m x 0.97m (7'1" x 3'2")
 - Utility Room**
2.95m x 2.84m (9'8" x 9'3")
 - Conservatory**
3.62m x 4.06m (11'10" x 13'3")

Property Description

The main living accommodation occupies the upper floor and is undoubtedly one of the home's standout features. A substantial open-plan kitchen, dining and living room creates a wonderfully sociable space, with windows to multiple aspects bringing in plenty of natural light and providing views towards the surrounding countryside. There is ample room for both comfortable seating and a full-size dining table, while the kitchen is arranged around a generous range of fitted units and work surfaces with space for appliances.

The living area provides plenty of room for larger furniture and incorporates a fireplace with freestanding stove, creating a natural focal point. From the open-plan room there is access into the conservatory, providing an additional reception space overlooking the garden and giving direct access outside – ideal as a further sitting room, dining area or simply somewhere to enjoy the garden throughout the year.

Also positioned on this level is the bathroom, which is finished with extensive contemporary tiling and a contrasting mosaic feature. The suite comprises a panelled bath with shower over and folding screen, WC and wash hand basin with storage beneath.

Stairs descend to the lower floor where there are two well-proportioned double bedrooms, including a particularly generous principal bedroom. This level also has its own external access, making the layout particularly flexible. A separate shower room provides useful additional facilities, while the spacious utility room offers excellent practicality and storage. Subject to requirements and any necessary consents, the size and arrangement of this part of the property could also lend itself to alternative uses.

The home benefits from an electric combi boiler, solar panels and double glazing, complementing its modern construction and excellent EPC rating.

Services

Mains Electric & Water
Private Drainage

Council Tax band
C

EPC Rating
A

Tenure
Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

