

# Farfields

Frithelstock, Torrington, Devon EX38 8JH

Guide Price

£650,000



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# Newly Constructed 5 Bedroom Home With Stunning Countryside Views

Farfields, Frithelstock, Torrington, Devon EX38 8JH



Farfields, one of just two newly built homes, thoughtfully designed and finished to a high standard by a well-regarded local builder. Tucked away on the edge of a quiet hamlet, this lovely home enjoys wide-reaching countryside views both front and back, offering a peaceful setting with all the benefits of modern living. It also comes with the reassurance of a six-year warranty, along with energy-efficient features like double glazing and heating powered by an air source heat pump. The property is being offered with no onward chain.

Step inside and you'll find a warm and welcoming entrance porch that leads into the main hallway, where stairs rise to the first floor and a handy understairs cupboard houses the home's service equipment.

The lounge is a cosy and inviting space, complete with a wood burner-perfect for those colder evenings. There's also a flexible room on the ground floor that could be used as a study, snug, or an extra bedroom depending on your needs.

At the rear of the house, the heart of the home is a fantastic 32-foot open-plan kitchen, dining and family room. It's a brilliant space for everyday living and entertaining, with a stylish fitted kitchen, quality integrated Bosch appliances, and large bi-fold doors that open straight out into the garden, bringing the outdoors in on sunny days.

Just off the kitchen, the utility room is fitted with matching units and offers laundry space, while a downstairs WC adds extra convenience.

The hall, kitchen/diner, utility and WC all benefit from natural stone flooring.

Upstairs, there are four comfortable double bedrooms. Two of them have their own en-suite shower rooms, and three include built-in wardrobes. Every bedroom enjoys lovely countryside views, adding to the calm and restful atmosphere. There's also a modern family bathroom with a clean, fresh three-piece suite.

All in all, Farfields offers the perfect balance of rural charm and modern comfort in a highly desirable, accessible location. It's a wonderful home for families or anyone looking for a peaceful lifestyle without feeling too remote. Early viewing is highly recommended-you won't want to miss it!

Frithelstock is a typical rural North Devon hamlet with its church, and is situated within easy reach of the towns of Torrington, Bideford and Holsworthy, which each host a good selection of everyday amenities. The North Devon and North Cornish coastline is just a short drive away. Barnstaple, North Devon's Regional Centre, located on the banks of the rivers Taw and Yeo, is approximately 30/35 minutes driving distance away, and houses the areas main shopping business and commercial venues. Barnstaple houses a rail station, and the A361 heading to the east provides a link to the National Motorway Network via junction 27 of the M5.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford**  
office- 01237 879797



### Entrance Hall

**Lounge 4.14m x 3.56m (13'7" x 11'8")**

**Study/Ground Floor Bedroom 3.96m x 2.44m (13' x 8')**

**Kitchen/Diner/Family Room 9.96m x 4.57m maximum (32'8" x 15' maximum)**

**Utility 2.79m x 1.83m (9'2" x 6')**

### Ground Floor WC

**Master Bedroom 3.35m x 3.25m (11' x 10'8")**

### En-suite

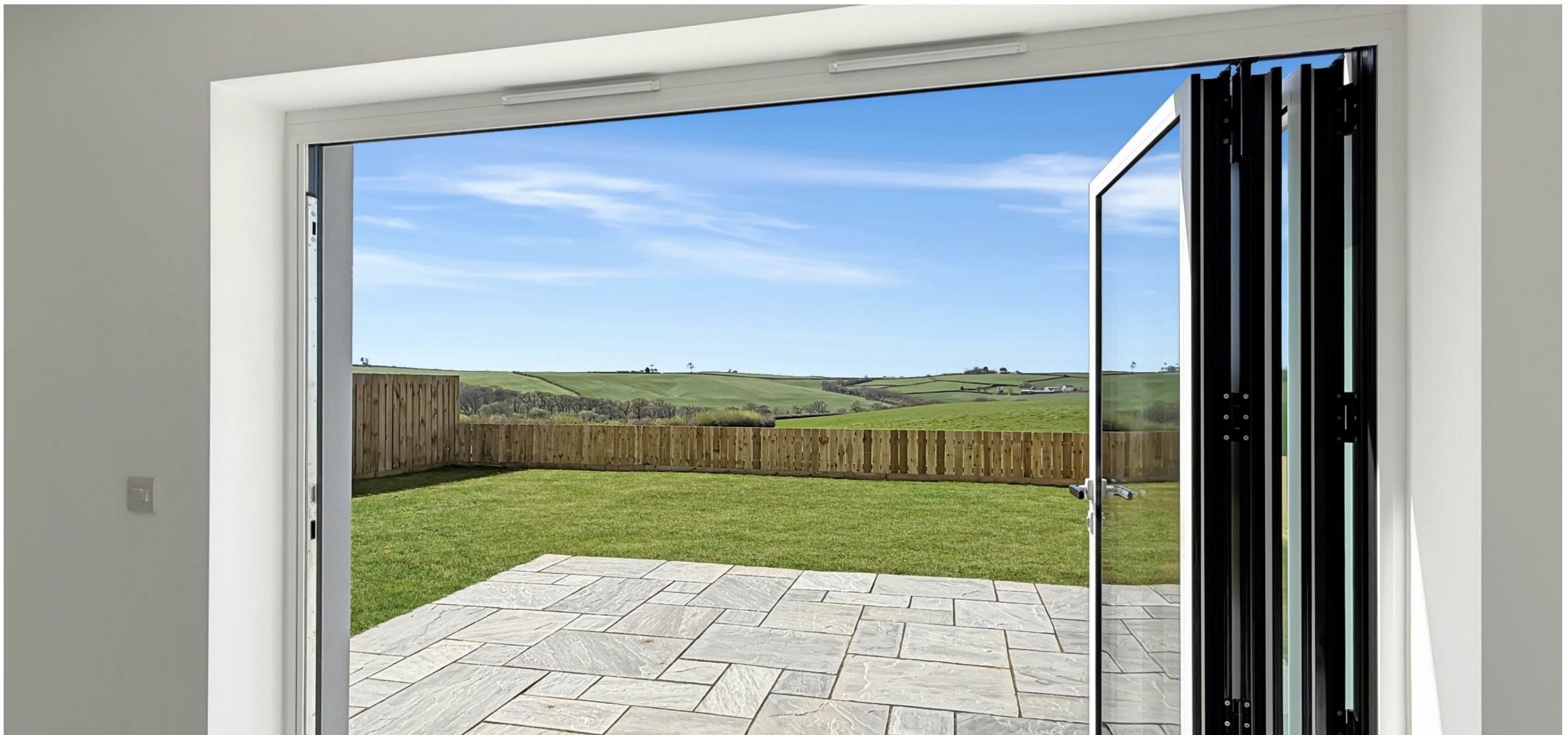
**Bedroom 2 3.25m x 2.95m (10'8" x 9'8")**

**Bedroom 3 3.58m x 2.44m (11'9" x 8')**

**Bedroom 4 3.96m x 3.48m into recess (13' x 11'5" into recess)**

**Family Bathroom 2.74m x 1.78m (9' x 5'10")**





## OUTSIDE

The house is set back from the road and reached via a tarmac driveway, which leads to a private parking area in front of a generously sized detached garage-around 20 x 10 ft. The garage comes complete with an electric roller door, power, lighting, electric car charging point and handy storage space in the eaves.

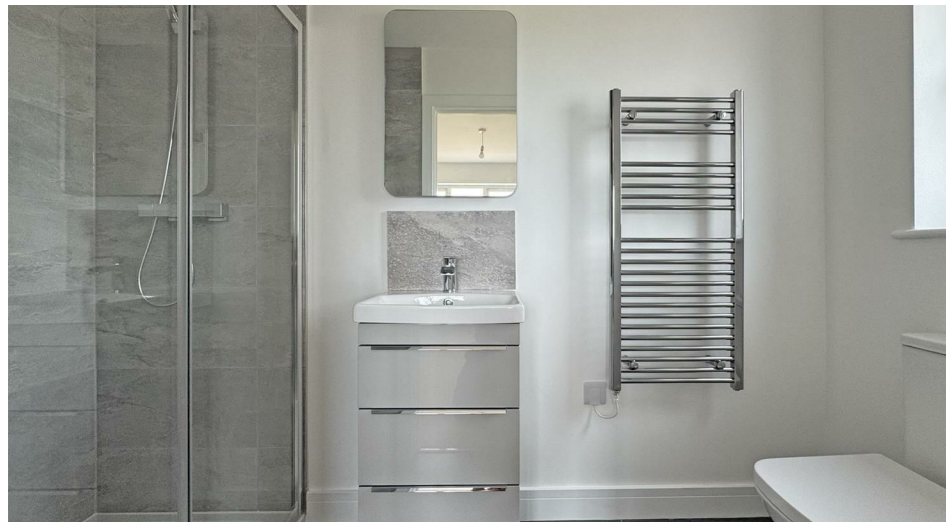
The front garden is a lovely mix of lawn and gravel, with paved paths that guide you to the front door. Out back, the rear garden is a great spot to relax or entertain, with a paved patio and a lawned area perfect for kids or pets to play. You'll also find the air source heat pump and an outdoor tap for convenience. Best of all, the garden backs directly onto open fields, offering stunning, uninterrupted countryside views that really make the most of the peaceful setting.

AGENTS NOTE - The property may be available with additional land, potentially up to an acre, by separate negotiation. Additionally, the property will be liable for a proportion of the costs of maintenance of the shared driveway.



## DIRECTIONS

From Bideford depart in a westerly direction, proceeding straight across a roundabout at the end of the bridge, and at the next roundabout bear left as though to Torrington. Travel through Landcross, then turning right signed Holsworthy. Continue on this road until you enter Frithelstockstone, where turn left signed Frithelstock. Proceed along this road until you enter Frithelstock, where the property is located on your left, and is identified by a for sale board. What3words //reddish.deflation.desktops.

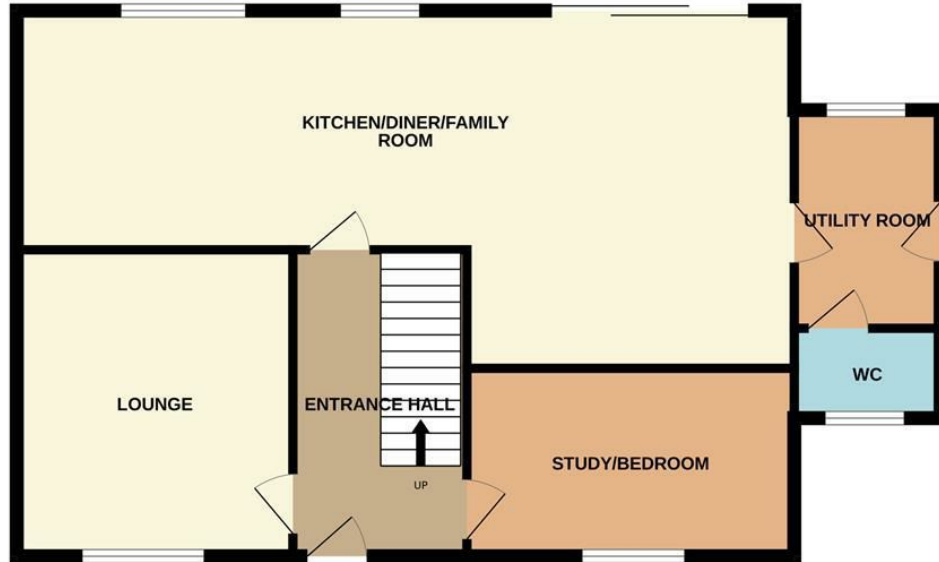


### VIEWING

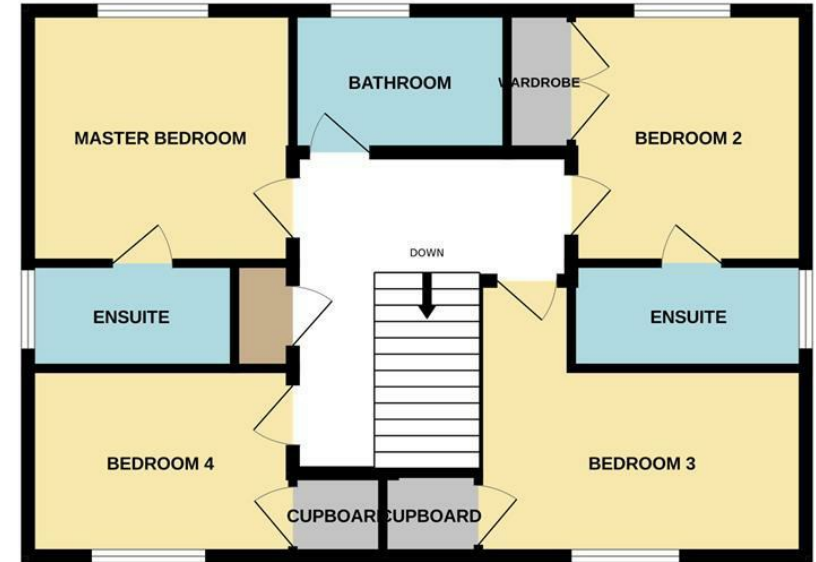
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GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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