

Spindrift

High Bullen, Torrington, Devon, EX38 7JA

Guide Price

£495,000



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A Well-Presented Four-Bedroom Bungalow Set In 0.5 Acres of Gardens And

Spindrift, High Bullen, Torrington, Devon, EX38 7JA



Spindrift is an exceptional detached bungalow of individual design, presented to an immaculate standard throughout. Offering spacious and versatile single-storey accommodation, the property benefits from PVC double glazing and oil-fired central heating, making it ideally suited as either a comfortable family home or a superb retirement residence.

Occupying level gardens and grounds extending to approximately half an acre, this fine home enjoys a delightful rural setting while remaining highly accessible. Opportunities to acquire a bungalow of this quality, size, and location are rare, and an early internal inspection is strongly recommended to fully appreciate all that this impressive property has to offer.

The accommodation briefly comprises a recessed entrance porch leading into a warm and welcoming reception hall, with a cloakroom conveniently positioned off. The dual-aspect living room is bright and airy, benefitting from large windows that overlook the attractive gardens, whilst a wood-burning stove provides a cosy focal point.

The generously proportioned kitchen/dining room is well equipped with an extensive range of modern units complemented by marble work surfaces, integrated appliances, and ample space for a large dining table, making it ideal for both everyday living and entertaining. Adjoining the kitchen is a useful utility room with space for laundry appliances and an airing cupboard.

There are four spacious bedrooms, including a superb principal bedroom with fitted wardrobes and a well-appointed en-suite shower room. An inner hallway leads to the beautifully presented family bathroom, fitted with a modern three-piece suite.

Approached via a five-bar wooden entrance gate and

Outside

cattle grid, the property benefits from a generous gravelled driveway providing ample parking and turning space. This leads to a detached single garage measuring approximately 17'5" x 11'8", equipped with an electrically operated door, power, lighting, and a personal side access door.

The mature, landscaped gardens enjoy a high degree of privacy and are predominantly level. A paved patio adjoins the bungalow, creating an ideal space for outdoor dining and relaxation. Beyond are extensive lawns interspersed with an attractive variety of shrubs, bushes, and mature trees, providing a colourful and tranquil setting throughout the seasons.

To the side of the property, substantial double wooden gates provide access to a further garden area incorporating a workshop measuring approximately 12'10" x 9'6", together with a garden store measuring approximately 9'6" x 6'4". Additional features include a wood store, external water tap, oil-fired boiler, and oil storage tank.

In total, the grounds extend to approximately half an acre, providing an outstanding setting for this beautifully maintained and highly desirable home.

VIEWING

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



Entrance Porch and Hall

Cloakroom

Lounge 7.01m x 3.76m (23' x 12'4")

**Kitchen/Diner 6.83m max x 4.11m
max (22'5" max x 13'6" max)**

Utility 2.69m x 2.24m (8'10" x 7'4")

**Master Bedroom 3.96m x 3.96m
minimum (13' x 13' minimum)**

En- Suite

**Bedroom 2 3.84m x 3.00m (12'7" x
9'10")**

**Bedroom 3 3.00m x 2.84m minimum
(9'10" x 9'4" minimum)**

**Bedroom 4 3.00m x 2.90m (9'10" x
9'6")**

Inner Hall

**Family Bathroom 2.67m x 1.78m
(8'9" x 5'10")**





Situation

High Bullen is a charming rural hamlet set amidst the rolling countryside of North Devon. Benefiting from a local garage and excellent road links, the village enjoys a convenient yet peaceful location, providing easy access to the nearby towns of Great Torrington, Bideford, and Barnstaple.

Great Torrington, situated approximately 2.5 miles away, is a thriving market town offering an excellent range of everyday amenities, including a bank, traditional butcher, bakeries, Post Office, greengrocer, public houses, petrol station, supermarkets, and a Marks & Spencer Food Hall. The town is also home to the highly regarded Plough Arts Centre, a vibrant cultural venue incorporating a theatre, cinema, art gallery, and a varied programme of community events.

The town caters well for families, with a choice of primary and secondary schools, together with a range of leisure facilities, including a popular nine-hole golf course. Nearby attractions include the award-winning RHS Garden Rosemoor and the renowned Tarka Trail, which follows a former railway line and offers miles of scenic walking and cycling routes through some of North Devon's most picturesque landscapes.

Surrounded on three sides by the historic Torrington Commons, Great Torrington benefits from an extensive network of footpaths and bridleways, providing exceptional opportunities for outdoor recreation and enjoying the surrounding countryside.

Bideford, approximately 7 miles away, is a historic port town situated on the banks of the River Torridge. The town offers a comprehensive range of shopping, educational, and recreational facilities, together with attractive quayside walks and a strong sense of community.

Barnstaple, the regional centre of North Devon, lies approximately 10.5 miles away and provides an extensive array of retail, commercial, business, and leisure amenities. Situated at the confluence of the Rivers Taw and Yeo, Barnstaple serves as the principal hub for the region.

The spectacular North Devon coastline is also within easy reach, renowned for its dramatic cliffs, picturesque fishing villages, and award-winning sandy beaches. As such, Spindrift enjoys an enviable position from which to experience the very best of both countryside and coastal living.



DIRECTIONS

From Bideford, proceed towards Torrington on the A386 and continue straight through the town. At the roundabout by the fire station, bear left and continue to the next roundabout, where you should bear right onto the B3227 towards South Molton. After approximately 3 miles, you will reach High Bullen. At the crossroads, with a garage on your right-hand side, turn left. The property is the last bungalow on the left-hand side and is clearly identified by a For Sale board.

VIEWING

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through
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Bideford Office
01237 879797**



GROUND FLOOR



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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