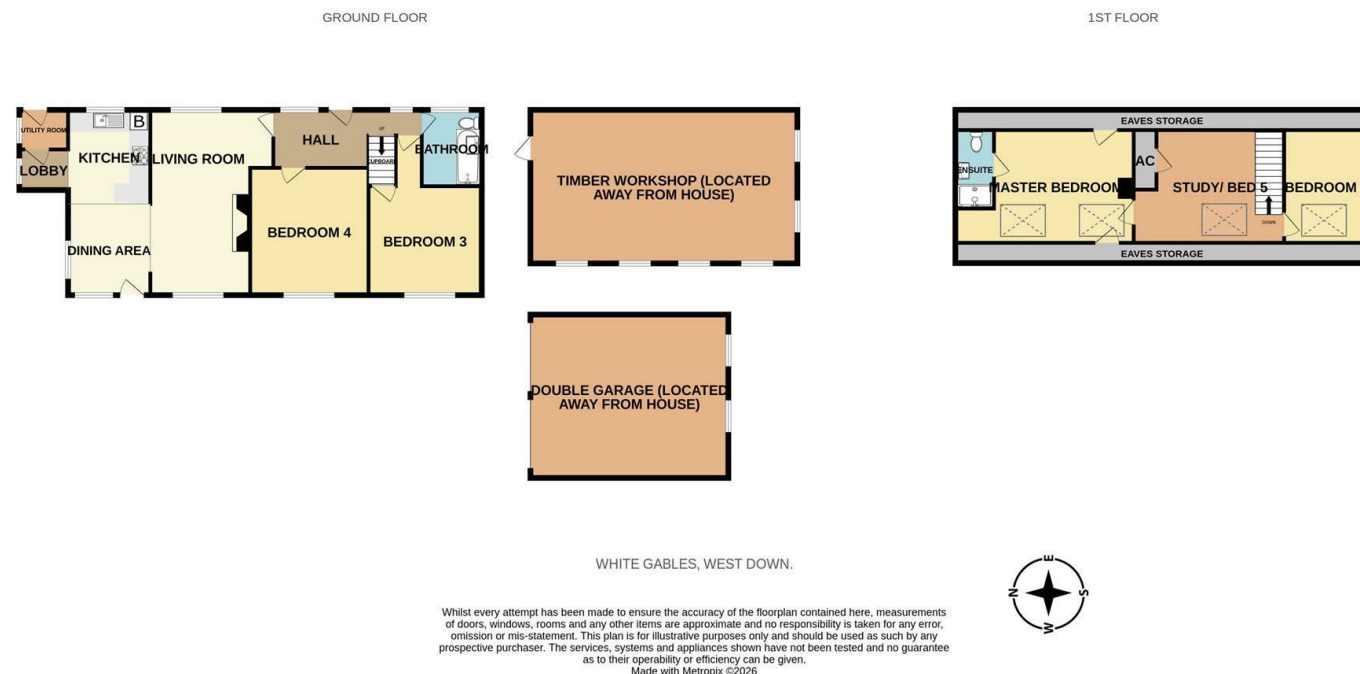




Wonderful Family Home With 1.5 Acres

White Gables West Down, Nr. Ilfracombe, Devon, EX34 8NU

Asking Price

£565,000

- 4/5 Bedrooms & 2 Bathrooms
- 1.5 Acres Of Garden & Woodland
- Kitchen & Dining Area
- Living Room With Wood Burner
- Landing Study Area/ Bedroom 5
- Large Workshop & Double Garage
- uPVC D/G, Calor & Electric Heating
- Semi Rural Location
- Very Rare Opportunity

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or email braunton@phillipsland.com

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Room list:

Rear Entrance Hall

Living Room

5.82m x 3.71m (19'1 x 12'2)

Dining Area

2.64m x 2.64m (8'8 x 8'8)

Kitchen

3.10m x 2.64m (10'2 x 8'8)

Lobby

1.83m,0.61m x 1.32m (6,2 x 4'4)

Utility Space

1.57m x 1.37m (5'2 x 4'6)

Bedroom 3

3.81m x 3.73m (12'6 x 12'3)

Bedroom 4

3.56m x 3.20m (11'8 x 10'6)

Bathroom

First Floor Study Area/ Bed 5

4.75m x 3.53m (15'7 x 11'7)

Bedroom 1

6.71m x3.53m (22' x11'7)

En Suite Shower

Bedroom 2

3.53m x 2.64m` (11'7 x 8'8`)

1.5 Acre Plot Of Gardens & Light Woodland

Ample Parking For Many Vehicles

Double Garage

6.17 x 5.79 (20'2" x 18'11")

Timber Workshop

8.44 x 4.83 (27'8" x 15'10")

We are delighted to offer to the market 'White Gables', a detached family house which offers excellent and flexible 4/5 bedroomed accommodation, all set within its own gardens of lawns and light woodland which extend to 1.5 acres in total. The woodland comprises mainly of pine and beech trees, so there is an excellent supply of fuel for the woodburner. There are lawns and flower beds and an array of plants and shrubs.

Property such as this do not come to the market too often and it is sure to appeal to those looking for space both inside and outside. White Gables offers sound accommodation for a growing family, however, there is potential - subject to planning- to run a small business form here, such as furniture restoration or small dog/animal day care etc.

The house is bright and spacious with uPVC double glazing, calor gas heating to the ground floor and electric heating upstairs. There are 3 ways to access the property; into the dining area; the utility space and the main hall which is to the rear of the house. The living room is double aspect, with wide windows so it is very bright. There are ceiling down lights and a wood burner as the focal point to the room. This opens to the dining area with the kitchen, lobby area and utility space. Also to the ground floor are 2 bedrooms and the bathroom. To the first floor there is a large open study/ landing which could be bedroom 5. From here there are 2 further bedrooms, one with an en suite shower room.

The location is ideal, being a mile from the lovely village at West Down. The plot fronts on the A361 with the main woodland between this and the house. A 5 bar gate from the lane gives access to the house where there is a long drive to car spaces to the side of the house. All this space gives a huge amount of parking and further access to the double garage and a very large timber workshop; ideal for the DIY enthusiast! The house stands on a gently sloping plot with lawns and ornamental trees including cherry, willow and an interesting, corkscrew hazel nut tree. There are some small block built store sheds and a gardeners' WC. Behind the house, is a further lawn and trees. Here there is a good size timber shed and 2 metal post and chicken wire enclosures. These are ideal for keeping chickens, ducks etc., as they are all soundly enclosed by good fencing. The plot is delightful and there are many areas in which to stop and enjoy the space. It also allows for some walk around and, of course, is ideal to let the dogs out to run.

We thoroughly recommend a full viewing to fully appreciate what White Gables has to offer. There is excellent potential with it's good access and off road postion. It could derive an income for B&B with the wonderful beach at Woolacombe being a 20 minute drive away and under 5 miles distant.

Services

Mains Water. Electricity & Private Drainage. Calor & Electric Heating

Council Tax band

E

EPC Rating

F

Tenure

Freehold

Viewings

Strictly by appointment through Phillips, Smith & Dunn Branton branch on 01271 814114

