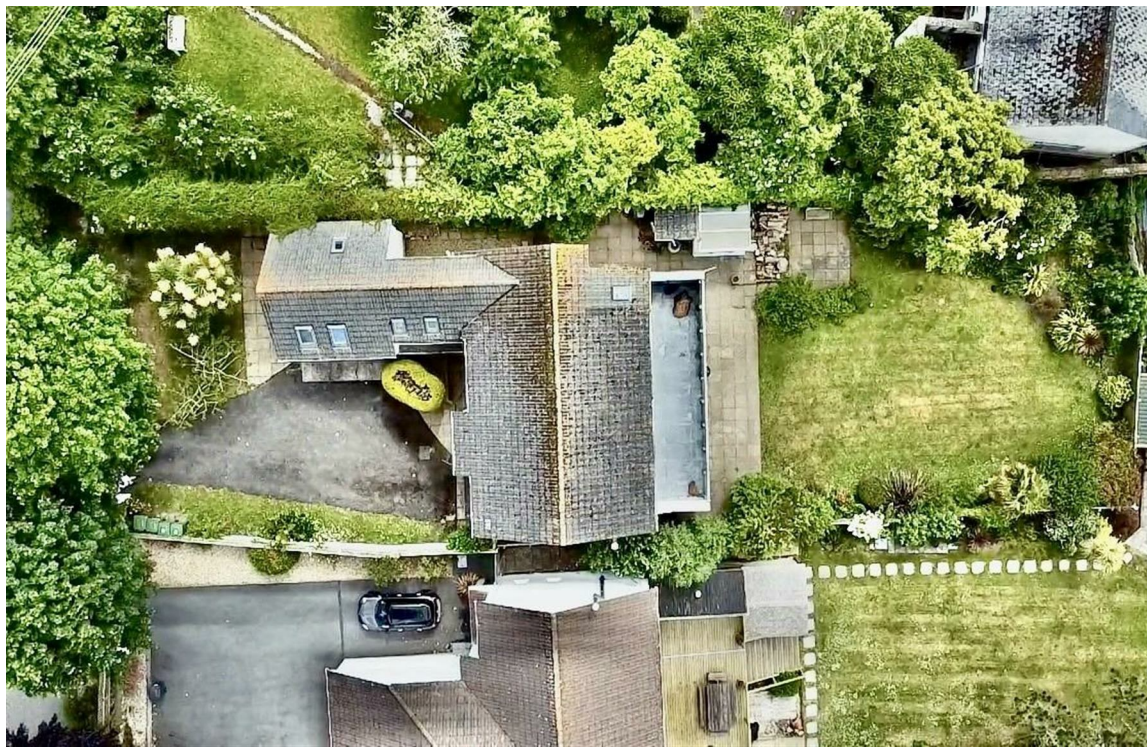


# An Impressive 4/5 Bedroom Family Home With Far Reaching Views

The White House Heanton, Barnstaple, EX31 4DQ

Guide Price **£850,000**





# A Contemporary Home With Comfort And Convenience In Mind

The White House Heanton, Barnstaple, EX31 4DQ



Welcome to The White House! No not in Washington D C, instead this impressive 4/5 bedroom home is situated in the sought after and picturesque village of Heanton. Overlooking the serene Taw Estuary, this property provides a perfect retreat for those seeking tranquility and breathtaking natural beauty, with views good enough for a president!

As you enter the driveway of The White House you are presented by a attractive front garden with mature plants, shrubs and plenty of off-road parking for multiple vehicles. Leading into the property you have a useful downstairs WC and Cloakroom. You then step into the sitting room which boasts a bright and spacious, open plan living arrangement. The split level sitting room has the best of both worlds with the warmth of a log burner, creating a cozy and snug environment and has the benefit of French doors leading out into the stunning garden and patio area. This makes for a perfect entertaining space for those summer days but also cozy winter nights. The attractive, contemporary kitchen is well appointed and benefits from an integral eye-level double oven, dishwasher, electric hob, 1.5 stainless steel sink with swan neck tap and drainer. There are granite work surfaces accompanied by ample storage in the shaker style units. The dual aspect kitchen takes full advantage of the beautiful views over the Taw Estuary. The dining room sits conveniently behind the kitchen, allowing for easy access and plenty of room for multiple guests.



There is also the benefit of a very useful utility room. This is particularly spacious and has a further assortment of base and wall units and a large expanse of solid wood surfaces with inset Belfast sink. From here there is also useful side access leading to the courtyard and garden.

# DETAILS

To the first floor there is a stunning master bedroom with breathtaking views over the Taw Estuary. The bedroom benefits from a lovely 4 piece ensuite which has a shower and bathroom with aqua panelling. The second bedroom is also a good sized with space for king sized bed, and there are great views and a convenient ensuite. Both the Master Bedroom & Bedroom 2 have access onto a glorious balcony terrace where you can really take advantage of the elevated position with outstanding far reaching views, perfect for those summer evenings watching the sun go down. Bedroom 3 also has the convenience of an ensuite so you never have to wait to use the shower facilities. Bedroom 4 is located just off the main entrance hall and can either be used as a study room for those looking to work from home or an occasional bedroom. Last but not least Bedroom 5 is located above the garage and this bedroom has the advantage of multiple velux windows allowing plenty of natural light. This would be perfect for having this as an AIRBnB income potential or to house a dependant relative. The garage is a great size, currently used as an entertainment space but has plenty of room for a garaging vehicles if required.

As you walk out onto the south facing garden, from the lower lounge, you can immediately appreciate the mature well stocked impressive gardens throughout, plenty of room for those with pets or children to run around whilst benefiting from being private, enclosed and enjoying plenty of sun. There is a useful patio area, perfect for alfresco dining or enjoying a beverage in the evening watching the sun go down.



Heanton Village is in an elevated position situated only 2 miles to the east of the large village of Braunton. This is a 5 minute drive away.

Braunton is considered one of the largest villages in the country and it caters well for its inhabitants with a wide range of amenities. These include good primary & secondary schools, a Tesco superstore and the family run Cawthorne's Store. There are some good restaurants, coffee shops, pubs and a good number of local shops and stores. Closeby is Braunton Burrows, a UNESCO site and this is ideal for walking and exercising dogs etc. This area can be clearly seen from the house. The sandy beaches at Saunton and Croyde are close by, whilst Saunton offers the renowned golf club with its 2 championship courses.

Barnstaple, the main town of north Devon, is under 5 miles away to the east. Here there is a wider range of social, leisure and shopping facilities. There is covered shopping to the town centre at Green Lanes, whilst there are out of town shops at Roundswell. A new leisure center is close to The Tarka Tennis Centre and there is a cinema and The Queens Theatre.

Access on to The North Devon Link Road offers a convenient link to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter which then picks up the direct route to London.

# Room Sizes

## Entrance Hall

Downstairs WC 0.91m x 1.68m (3'0 x 5'6)

## Cloakroom

Sitting Room 5.44m x 3.38m (17'10 x 11'1)

Lower Lounge 4.98m x 3.23m (16'4 x 10'7)

Dining Room 5.05m x 3.61m (16'7 x 11'10)

Kitchen 5.11m x 2.69m (16'9 x 8'10)

Utility Room 4.55m x 2.46m (14'11 x 8'1 )

Lobby 2.64m x 3.40m (8'8 x 11'2)

Double Garage 5.33m x 5.00m (17'6 x 16'5)

Study/ Bedroom 4 4.19m x 2.97m (13'9 x 9'9)

Master Suite 5.16m x 4.34m (16'11 x 14'3)

Master Suite Ensuite 2.72m x 2.41m (8'11 x 7'11)

Bedroom 2 3.63m x 3.63m (11'11 x 11'11 )

Bedroom 2 Ensuite/Main Bathroom 2.49m x 2.97m  
(8'2 x 9'9 )

Bedroom 3 3.33m x 3.00m (10'11 x 9'10 )

Bedroom 3 Ensuite 2.67m x 1.68m (8'9 x 5'6 )

## Store Room

## Balcony

Bedroom 5 5.31m x 4.88m narrowing at points  
(17'5 x 16'0 narrowing at points )

Shower Room 2.26m x 1.70m (7'5 x 5'7)



# Private And Enclosed Gardens With Picturesque Views



## DIRECTIONS

From Barnstaple follow the A361 to Braunton. At Wrafton, take the right fork sign posted to Heanton. Take the right hand turn, again sign posted to Heanton. Follow this road up the hill and into Heanton village. As you have the red telephone box on your right, The White House is found directly on your left hand side.

Services:  
All Mains Connected

Council Tax Band  
G

EPC Rating  
D



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Braunton Office  
01271 814114



GROUND FLOOR



1ST FLOOR



THE WHITE HOUSE, HEANTON PUNCHARDON

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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