

# Beautifully Presented Character Village House

Drapers House, West Buckland, Barnstaple, EX32 0SF

Offers In The Region Of

**£518,500**



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# Beautifully Presented 4/5 Bed. Character Village House, Gardens, Car Parking for 4 Cars

Drapers House, West Buckland, Barnstaple, EX32 0SF



A beautifully presented 4/5 bed roomed character village house set to the centre of the sought after village of West Buckland with 2 separate private gardens, garage and off-road parking for 4 or more vehicles within a mile or so of the noted West Buckland School and a mile north of the A361 North Devon Link Road as it runs between Barnstaple, 7 miles, the administrative centre for North Devon and the town of South Molton, about 5 miles.

West Buckland is within 3 to 5 miles of the local villages of Goodleigh, Brayford, Filleigh, Chittlehampton and Swimbridge which between them have a number of Inns and Restaurants, village primary schools, local shops and post offices and places of worship.

The property, in current ownership for more than 10 years, has been the subject of extensive tasteful refurbishment and upgrading, new windows, bespoke fitted kitchen by Ashgrove, new bathroom and new shower room with such features as boarded floors, stripped pine skirting boards, doors and the main staircase. New radiators throughout and incorporates a number of attractive Victorian fireplaces with pine surrounds and slate hearths.

The property benefits from a private rear walled courtyard garden with gravel area and separate lawned area with apple trees and shrubs and across the village road, a further private lawned area with off-road parking, former garage and summer house.

The dramatic North Devon coastline with beaches and surfing on the coast at Saunton, through Croyde and Putsborough and on to Woolacombe to the west with the rockier cliffs running from Mortehoe through to Lynton and Lynmouth and on to Porlock to the north. The A361, just over a mile to the south, allows convenient access through to junction 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway railway station, from where journey times to London Paddington are approximately two hours distant.

# DETAILS

To the heart of the rural village, stone-built, rendered and under a slate roof, the property has been attractively renovated and improved in current ownership to both preserve and enhance its inherent charm and character, such as board floors, stripped pine fireplace surrounds and doors, stripped pine staircase and banisters, together with modern bespoke kitchen, bathroom and shower room.

It is pleasantly set towards the centre of the popular village, with its own private rear walled garden and further private garden and off road car parking immediately across the village road to its front.

The property is conveniently located only a mile north off the A361 North Devon Link Road, between Barnstaple and South Molton.

On the ground floor, the property boasts an entrance hall with two reception rooms, cloakroom, dining room, modern bespoke kitchen, utility room, ground floor shower room, and on the first floor, 4 bedrooms with a bathroom and separate access to a first floor occasional bedroom 5/office.

The whole has central heating, new windows, and is beautifully presented.

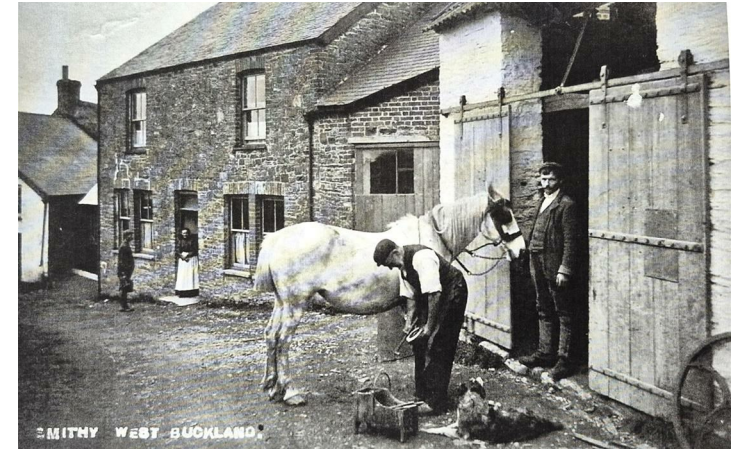
Services – Main water, electric and drainage. Oil central heating

Council Tax – Band D

EPC. – Band tbc

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Barnstaple office-



**Entrance Lobby 2.558 x 1.181 (8'4" x 3'10")**

### Entrance Hallway

Stairs rise to office/occ bed 5

### Downstairs Shower Room

Walk in fully tiled shower cubicle with both drench head and hand held shower, vented, fully tiled, low level wc, hand basin, Chrome radiator/towel rail. Door to deep store cupboard.

**Office/Occ Bed 5 8.884 x 1.68 min rising to 4.2 tp part (29'1" x 5'6" min rising to 13'9" tp part)**

Approached from the Entrance Hall and ideal as a home office. A light bright space with roof lights and window and occasionally used as a 5th Bedroom.

**Dining Room 4.36 x 3.57 (14'3" x 11'8")**

Radiator, dado rail, victorian fireplace with pine surround and slate hearth. tiled floor, pine door, half glazed to kitchen

**Fitted Kitchen 4.260 x 3.550 (13'11" x 11'7")**

Beautiful bespoke fitted kitchen by Ashgrove including a central island unit/preparation area with drawers and cupboards under. Granite worktops to 2 elevation with low tiled splashbacks, inset double deep sink, with soft close drawers and cupboards under, wine rack, integrated dishwasher and fridge and freezer, matching wall cupboards, inset Rangemaster electric Classic Range 90 with 5 hobs and extractor hood over, oil fired Rayburn cooker in former fireplace recess with recessed cupboards to either side.



### Inner Hall

Stairs to first floor

### Understairs Sep WC

Low level wc, hand basin, tiled floor and door to remainder of downstairs cupboard.

### Sitting Room 4.74 x 4.05 (15'6" x 13'3")

Victorian fireplace with pine surround, slate hearth and inset wood burning stove, wall light points, picture rail, recessed book shelves, part glazed doors to dining room and inner hall.

### Snug/TV Room 4.276 x 2.82 (14'0" x 9'3")

Picture rail, Boarded floor, victorian fireplace with pine surround and slate hearth and to either side recessed shelved cupboards with glass display to top half.

### Utilty Room 3.581 x 2.2 (11'8" x 7'2")

Tiled floor, coat hooks, space for tall fridge/freezer, worktop with space under for washing machine and seperate drier. shallow store cupboard, deep sink inset in worktop with mixer taps. Door to rear courtyard.

### Landing

Victorian coloured glass style window overlooking the Church

### Bedroom 1 4.706 x 3.649 (15'5" x 11'11")

Overlooking the garden. Boarded floor, radiator, dado rail, victorian fireplace with pine surround and slate hearth.

### Bedroom 2 4.695 x 3.533 (15'4" x 11'7")

Overlooking the rear walled garden and Church. Boarded floor, radiator, dado rail, victorian fireplace with pine surround and slate hearth.

### Bedroom 3 3.671 x 3.629 (12'0" x 11'10")

Overlooking the garden. Boarded floor, radiator, dado rail, victorian fireplace with pine surround and slate hearth.

### Bedroom 4 2.589 x 2.012 (8'5" x 6'7")

Boarded floor , dado rail

### Bathroom 2.695 x 2.578 (8'10" x 8'5")

Radiator, victorian fireplace with pine surround and slate hearth. Low level wc, pedestal hand basin with low tiled splashback, free standing slipper bath with central chrome mixer taps with telephone shower, claw feet, tiled floor, chrome towel rail/radiator.

### Rear Walled Courtyard and Garden

To the rear of the house with doors from both the house and roadside a private walled garden. At the lower level a gravelled courtyard with outside shed and up a short flight of steps a lawn with flower borders and shrubs, and apple trees, domestic oil tank. This area overlooks the rear of the Church and its tower

Across the village road

### Garage

A former single car garage/workshop now used for cycles and lawn mowers, etc with an EV charge point, light and power.

### Off Road Parking

Extensive gravelled car parking and turning easily for 4 but up to 6 cars.

### Enclosed Garden

To one side a further private fenced area of lawn with trees, shrubs and apple trees and also a SUMMER HOUSE 3.85m x 2.73m with small decked area to front.





## DIRECTIONS

From Barnstaple take the A361 westwards towards South Moton and Tiverton. At the new bridge at West Buckland, about 5 miles, turn left and proceed up the country lane into the village. As you pass through the village the house is the second to the left after the turn left to the Church. On initial visit it may be best to park in the Church car park and walk back around although the car park for the property is immediately opposite the house. Using what3words free app for mobile phones enter the 3 words [///lines.firmly.prefect](https://www.what3words.com/)



## VIEWING

By appointment through  
**Phillips, Smith & Dunn**  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
1060 sq.ft. (98.4 sq.m.) approx.



DRAPERS HOUSE, WEST BUCKLAND, EX32 0SF

TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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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