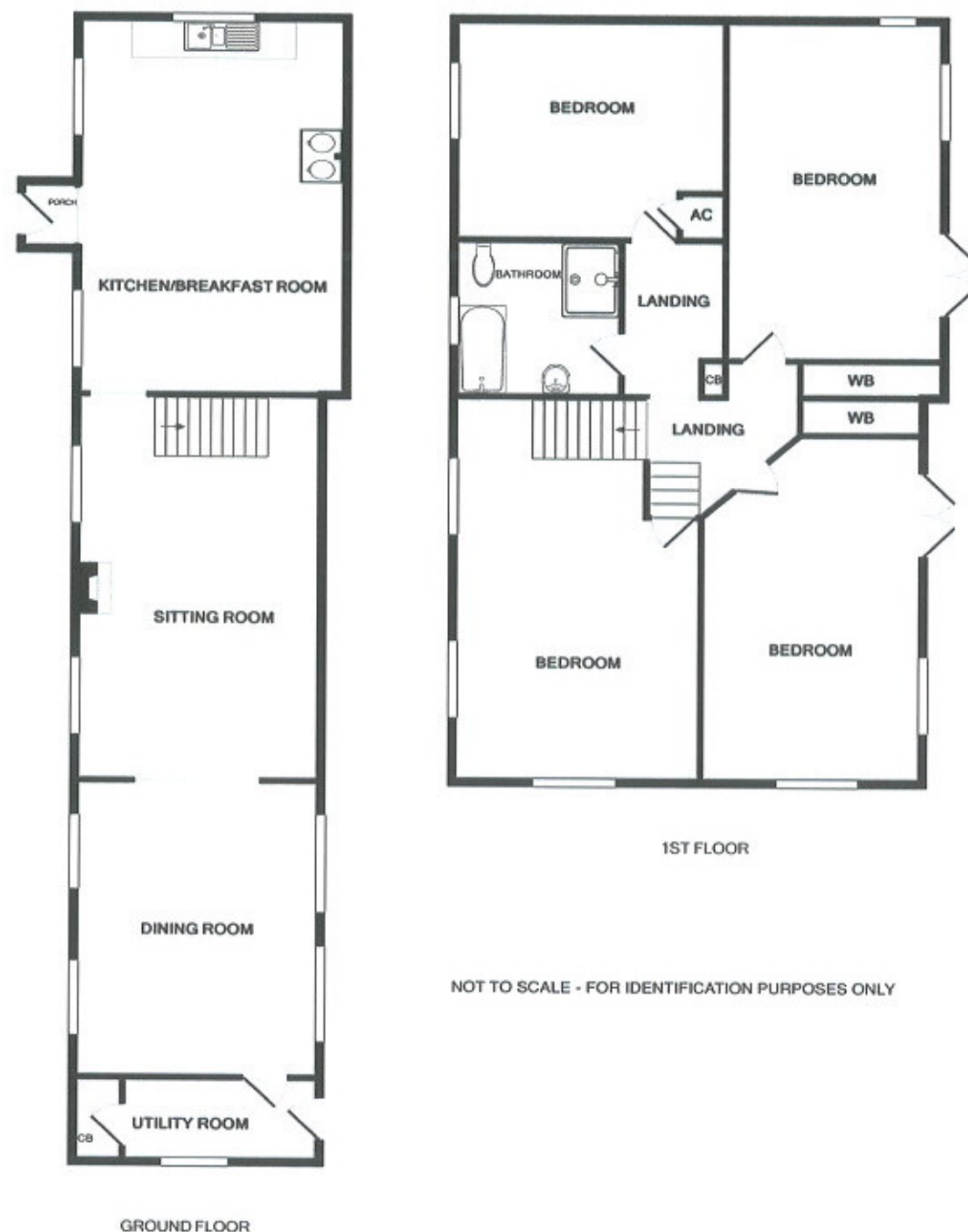


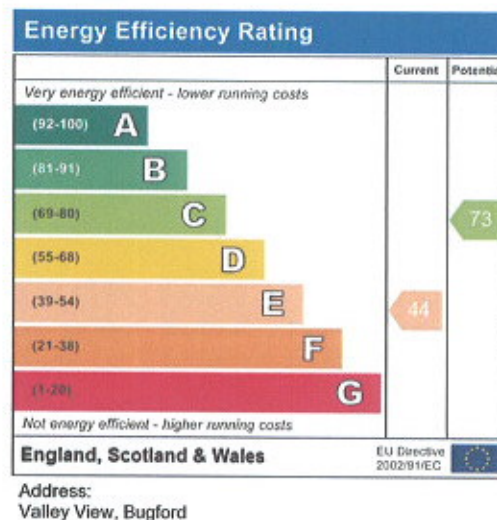


Valley View Bugford, East Down, Devon, EX31 4LZ

A NEWLY RENOVATED 4 BEDROOM DETACHED HOUSE IN A PEACEFUL RURAL POSITION WITH 3.3 ACRES OF WOODLAND AND GROUNDS

THE IMMACULATE ACCOMMODATION CONSISTS OF KITCHEN / BREAKFAST ROOM, LIVING ROOM, DINING ROOM, UTILITY, 4 DOUBLE BEDROOMS AND FAMILY BATHROOM. GARAGE, WORKSHOP, GARDEN, WOODLAND AND PADDOCK.

OWNERS MOVING ABROAD



Valley View has been completely renovated by the current owner to a high standard and now provides a very comfortable family home. The house is built of natural stone and concrete block with a slate roof and double glazed oak windows and doors by John Fanthorpe. There is zoned electric heating throughout and a woodburning stove in the living room. The newly laid flooring is either ceramic tile, oak or carpets and there are oak beams to some rooms. The property also benefits from 3.3 acres of woodland, paddock and gardens.



Bugford is a small hamlet only a few minutes from Kentisbury Ford (which has a primary school and church). The property is only 15 minutes drive from Barnstaple and 7 minutes from Ilfracombe, both of which offer secondary education, banks, supermarkets, health centres, shopping etc. Exmoor and the North Devon coast are a short drive away.

Accommodation

The **ENTRANCE PORCH** leads into the **KITCHEN**, 21'4" (6.50m) x 14'1" (4.29m). The newly-fitted kitchen has matching units, slate floor, space

and plumbing for washing machine and dishwasher and plenty of space (with chimney) for Rayburn / Aga. The **LIVING ROOM**, 21'8" (6.60m) x 13'0" (3.96m), has a beamed ceiling, woodburning stove on a slate and brick hearth, fitted carpet, stairs to the first floor. The Living Room opens into the **DINING ROOM**, 16'2" (4.93m) x 11'7" (3.53m), with fitted carpet. A door leads to the **REAR PORCH / UTILITY AREA**, with slate floor, door to the outside, space for tumble dryer, upright fridge etc. Built-in storage cupboard (potential to convert to a cloakroom). Open-tread wooden stairs lead from the Living Room to the First Floor **LANDING**. There are 4 **BEDROOMS** - **BEDROOM 1**, 21'10" (6.65m) x 11'8" (3.56m), with wooden floor, built-in wardrobe and patio door to the garden; **BEDROOM 2**, 19'0" (5.79m) x 11'8" (3.56m), with wooden floor, built-in wardrobe and patio door to the garden; **BEDROOM 3**, 21'7" (6.58m) max x 13'0" (3.96m); **BEDROOM 4**, 14'6" (4.42m) max x 12'5" (3.78m), with airing cupboard. **FAMILY BATHROOM** with panel bath, wc, pedestal basin, heated towel rail and double shower cubicle.



OUTSIDE - The property is approached through



double 5-bar gates to a very large gravelled **PARKING** and turning area. There is a **DETACHED GARAGE**, 20'0" (6.10m) x 14'0" (4.27m) approx, of concrete block and slate roof with double wooden doors, power and light connected and loft storage. **DETACHED OFFICE**, 12'0" (3.66m) x 10'0" (3.05m) approx, of timber construction, with light and power connected. The house is surrounded by terraced **GARDENS** of about an acre, laid to lawn with several mature trees, a **PADDOCK** and **WOODLAND**, in all extending to approximately 3.3 ACRES.

- 3.3 acres of woodland, garden and paddock
- Newly renovated
- Peaceful rural position
- Oak windows, doors & floors
- 15 mins to Barnstaple

Directions: From the A399 at Blackmoor Gate take the A39 towards Kentisbury Ford. At Kentisbury Ford turn right onto the B3229 and immediately left towards Patchole / Stonecombe. After approximately 2km turn left towards



Bugford and Valley View will be found shortly on the right hand side. NB. Google Maps will take you to the centre of the postcode area and NOT necessarily the specific property. Please follow our directions.

Services: Mains electricity and water. Septic tank drainage. Council tax band F.

Note: Whilst we, Geoffrey Clapp Associates (GCA), make every attempt to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property. No appliances have been tested and no warranty given by GCA in relation to this property. If there is any point of particular importance to you, please contact the office and we will be pleased to clarify the position for you. It is the responsibility of any intending purchaser to check that the property is available to view before setting out. Neither GCA nor the vendor accept any responsibility for failed viewings. An EPC (Energy Performance Certificate) is available for this property. You can either view a copy held at our South Molton office or we can send you a copy via email.