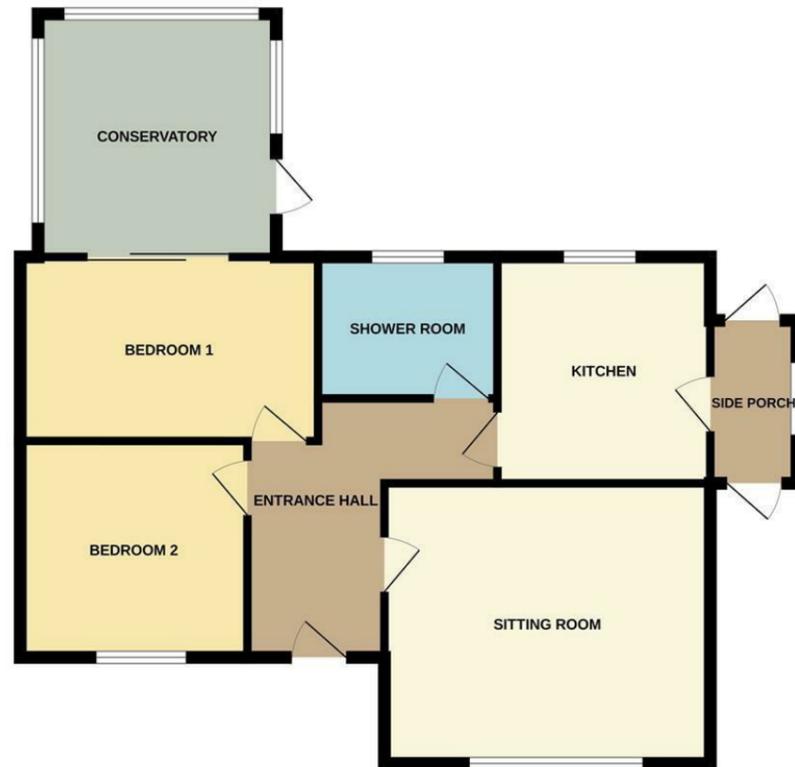


GROUND FLOOR



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. Made with Metropix ©2025



**2 Bed Bungalow - Detached**  
5 Fairfield, Bratton Fleming, Barnstaple, EX31 4RX

Asking Price

**£325,000**

- Lovely Village Location
- Superbly Presented Accommodation
- Attractive & Enclosed Rear Gardens
- Single Garage & Off Road Parking
- Oil Fired Central Heating
- Close To Local Amenities

**Directions**

From Barnstaple continue out of the town north on the Goodleigh and Bratton Fleming Road, continue along this road for approximately 8 miles and upon reaching the village of Bratton Fleming take the first right hand turning into Fairfield, continuing along number 5 will be situated on the left hand side with a number plate clearly displayed.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

### Sitting Room

4.57m x 3.91m (14'11" x 12'9")

### Kitchen

3.02m x 3.02m (9'10" x 9'10")

### Side Porch

### Conservatory

3.40m x 3.05m (11'1" x 10'0")

### Bedroom 1

4.17m x 2.57m (13'8" x 8'5")

### Bedroom 2

3.18m x 3.02m (10'5" x 9'10")

### Shower Room

2.47 x 1.82 (8'1" x 5'11")

### Garage

## Overview

Number 5 Fairfield will appeal to anyone seeking a peaceful setting in one of North Devon's most popular villages. Tucked away in a quiet cul-de-sac in Bratton Fleming, the property sits on a pleasant plot and is offered in excellent condition having been refurbished fully by the current owners.

The accommodation briefly comprises of: sitting room which is particularly impressive and generous space centred around an attractive fireplace, creating a cosy focal point while still feeling bright and airy thanks to the large picture window overlooking the front. Soft, neutral tones and quality finishes give the room a calm, welcoming feel, making it ideal for both relaxing evenings and entertaining guests. The kitchen is stylish yet practical, fitted with solid wood units, ample worktop space and classic tiled splashbacks. A feature range cooker adds character, while the patterned flooring injects personality and warmth. A door leads out to the side porch which gives further access to the front or rear.

The bedrooms are equally inviting. The principal bedroom feels calm and comfortable, with soft décor and direct access through sliding doors into the garden room — a lovely feature that enhances the sense of space and light. A second double bedroom offers a cheerful and bright outlook, while remaining versatile enough for guests, family, or home working.

Bratton Fleming is a thriving village with a strong community feel that offers a primary school, an ancient parish church, a community village shop, and a post office with limited opening hours. Barnstaple, the area's main town and historic borough, lies around six miles to the south-west and provides a full range of shopping, business, and leisure facilities, including out-of-town superstores. The spectacular North Devon coastline—taking in Saunton, Croyde, and Putsborough—is a further five to six miles beyond, with excellent opportunities for golf, surfing, sailing, and fishing. Exmoor National Park is just two miles to the east, offering outstanding walking and scenery right on the doorstep.

## Services

Mains Drainage & Water. Oil  
Fired Central Heating

## Council Tax band

C

## EPC Rating

F

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple  
branch on  
01271 327878



## Outside

The property is accessed via a gated driveway that provides ample off-road parking and leads to the single garage. Set back from the road, the bungalow enjoys a pleasant front garden, mainly laid to lawn and bordered by mature plants and shrubs that give it a welcoming feel.

To the side, access leads through to what is undoubtedly one of the property's standout features — the private, enclosed rear garden. Lovingly maintained and thoughtfully arranged with a summer house addition, it offers both immediate enjoyment and plenty of potential for anyone looking to make it their own. For those with green fingers, it's a real gem waiting to be enjoyed.

