



Laneside



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Furze Park Lane, Kentisbury, Barnstaple, EX31 4NQ

Village amenities and Exmoor close by. Combe Martin/the Coast, 3 Miles, Barnstaple 9 Miles

An individual detached residence - circa 2018 - offering very well presented accommodation, in quiet 'no-through' lane on the fringes of Exmoor

- Entrance Hall, Wet Room, Utility Room
- Landing, 3 Double Bedrooms & 2 Bathrooms
- Off-road parking for 2 vehicles
- Double glazed. Solar Panels. Oil C.H
- Council Tax Band D
- Open-plan Reception Areas & Kitchen
- Potential to create 4th Ground Floor Bedroom
- Large Sun Terrace & South-facing garden
- No upward chain. Viewing essential
- Freehold

Guide Price £499,950

SITUATION & AMENITIES

Laneside is situated towards the end of a quiet, no-through country lane, in an elevated South-facing position commanding picturesque pastoral views over the valley below and surrounding countryside. The property lies close to the boundary of Exmoor National Park, with a maze of public footpaths and bridleways nearby, leading to many miles of open countryside. Kentisbury Parish has its own church, primary school and village hall – all within walking distance. The property is well placed to take advantage of North Devon's feast of attractions, lying only 3 miles from the coast at Combe Martin and 11 miles from the sandy surfing beaches to the West at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. The regional centre of Barnstaple is about 9 miles and provides a wide range of everyday amenities, together with leisure facilities, Pannier Market, live theatre and district hospital. The area is well served by excellent state and private schools, including the renowned West Buckland school, which is within an easy commute. About 14 miles away, the A361 North Devon Link Road provides fast access into the region and connects to the M5 Motorway at Jct.27, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Laneside is an attractive, individual detached residence, which presents painted rendered elevations with double-glazed door and windows, beneath a slate roof. The property was built in 2018 to a high specification, and the vendor chose to opt for three generous bedrooms as opposed to four smaller ones, although there is scope to create a 4th bedroom downstairs should stairs become an issue and an owner needs to futureproof. The accommodation is bright, spacious, well-presented and worthy of an internal inspection. The house is complemented by delightful South-facing cottage style gardens, with extensive sun terrace.



ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE HALL Karndean wood effect flooring (which runs through the entire Ground Floor), plant cupboard downstairs, coat hooks. WET ROOM with electric shower, low level wc, wash hand basin with cupboards beneath, tiled flooring and walls. The open plan RECEPTION AREA is in three distinct zones, where light floods in via a wall of glass incorporating sliding doors leading onto the TERRACE – ideal for Al fresco dining. The SITTING ZONE features an electric log-effect floating fireplace with oak trim. The DINING ZONE is at the front of the house and the area which could potentially be converted to the 4th bedroom by adding a dividing wall between it and the sitting zone and opening up a doorway back into the hall. The KITCHEN/BREAKFAST ROOM ZONE features an extensive range of units in a duck egg blue theme, where base units are topped by Minerva white work surfaces. There are matching wall mounted cupboards. Fitted or integrated appliances include dishwasher and fridge/freezer. There is a 1 ½ bowl stainless steel sink unit, matching central island to the kitchen units/breakfast bar. UTILITY ROOM with range of white units, also topped in Minerva work surfaces, plumbing and space for washing machine, glazed door to GARDEN, invertor unit for the solar panels, broom cupboard, overhead clothes airer, single drainer stainless steel sink unit.

FIRST FLOOR

LANDING trap to loft space, natural light funnel. BEDROOM 1 pair of French doors to Juliet balcony to enjoy the best of the Southerly views. DRESSING AREA incorporating clothes hanging space, drawers and shelving. ENSUITE SHOWER ROOM tiled cubicle, wash hand basin with cupboards under, built-in triple medicine cabinet above with illuminated mirror front, low level wc, extractor fan. BEDROOM 2 fine views over the garden and beyond. BEDROOM 3 views to the front over fields. FAMILY BATHROOM/SHOWER ROOM tub bath, tiled cubicle, handheld and drench shower units, wash hand basin within oak cabinet, illuminated wall mirror, low level wc, access to eaves storage cupboard, tile effect flooring, extractor fan.

OUTSIDE

The property is approached over a brick paved driveway, providing parking and turning space. **SPECIAL NOTE – the existing shared arrangement with the adjoining property is to cease and the vendors will adapt the access to an entirely private one in line with original planning consent, prior to completion of the sale.** There is access to the right-hand side of the property, where the external boiler is situated, as well as the oil tank and outside water tap. This pathway leads onto the REAR GARDEN where the previously mentioned extensive SUN TERRACE overlooks a sweeping lawn, bounded by well-stocked shaped flowerbeds and borders. One incorporates an ornamental POND. There is a LOWER TERRACE overlooking the fields beyond. The garden is fence enclosed.

SERVICES

Central heating is oil-fired – underfloor downstairs and by radiators upstairs. There is main electricity supplemented by solar panels, which provide energy and income. There is mains water and private drainage.

DIRECTIONS

Travelling East to West on the A399 from Blackmoor Gate towards Combe Martin, well before Combe Martin itself bear left signposted ‘Kentisbury ½ mile’. Continue downhill on Slade Lane until you reach a white period cottage (The Thornes) on the left. Turn right here into Furze Park Lane (an unmarked no-through road) where Laneside will be found towards the end on the left-hand side.

SPECIAL NOTE

Just beyond the property a neighbour has secured planning permission for two detached dwellings, where the footings have been built (we assume to commence the consent) but the build has lain dormant for several years. We believe that the planning application number for this consent is North Devon District Council 71160. The approval date was 29th April 2020. The proposal 'Reserved Matters Application for erection of one open-market and one local needs restricted dwelling (outline planning permission 58647).



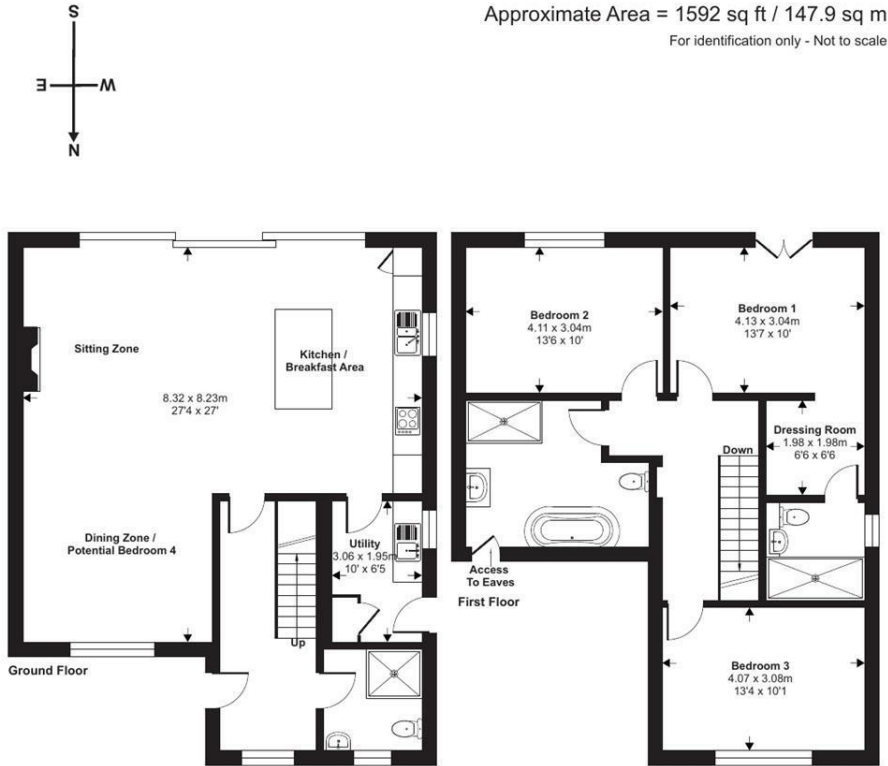
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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