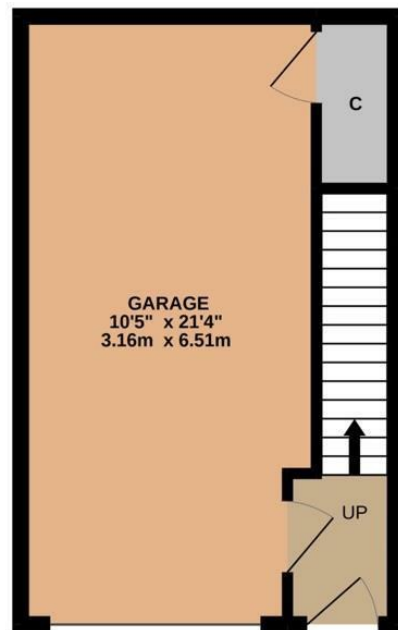
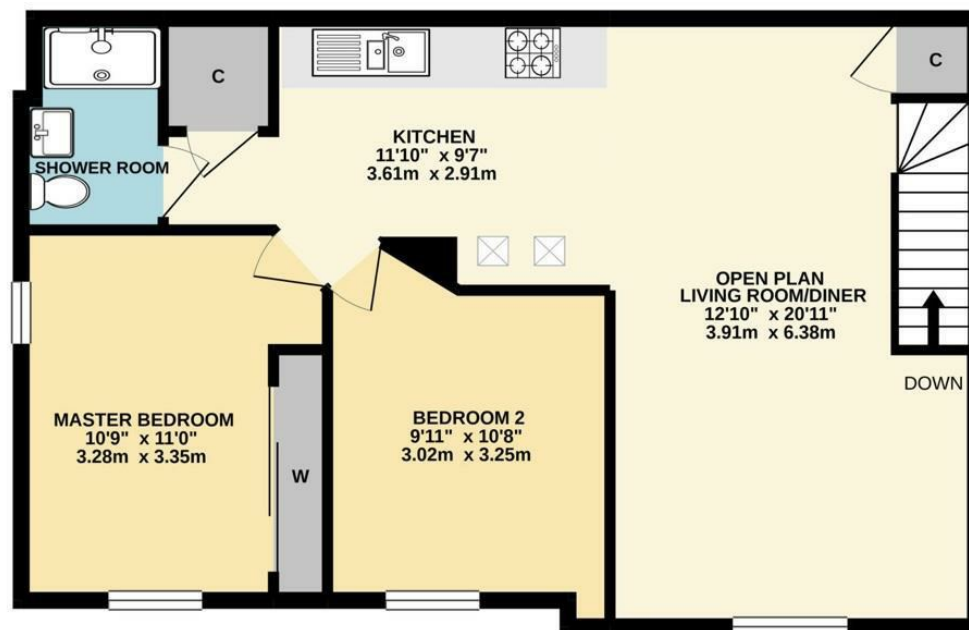


GROUND FLOOR



1ST FLOOR



Modern Two Bedroom Coach House

3 Gibbs Plantation, Fremington, Barnstaple, EX31 3UN

Guide Price

£240,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SHORT DRIVE FROM INSTOW BEACH
- SINGLE GARAGE & PARKING SPACE
- GAS CENTRAL HEATING
- WOODLAND WALKING ROUTES CLOSE BY
- MODERN OPEN PLAN LIVING
- PLENTY OF STORAGE
- IMMACULATELY PRESENTED THROUGHOUT

Directions

From Barnstaple head towards Sticklepath and proceed up the Old Sticklepath Hill, continue along this road until you get to the Cedars Roundabout and go straight over, continue along this road and through Fremington passing the traffic lights by the old Army Barracks and onto Yelland Road, follow this road until you see a sign on your left saying Sampsons Plantation, take this left hand turning then take the first right hand turning onto Gibbs Plantation, continue along this road until the end where the road bends to the left, the property will be found a short distance on your left hand side clearly displaying a number plate.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Entrance Hall

Open Plan Living Room/Diner
3.91m x 6.38m (12'9" x 20'11")

Kitchen
3.61m x 2.91m (11'10" x 9'6")

Bedroom 1
3.28m x 3.35m (10'9" x 10'11")

Bedroom 2
3.02m x 3.25m (9'10" x 10'7")

Shower Room

Garage
3.16m x 6.51m (10'4" x 21'4")

Property Description

Stylish, light-filled and beautifully presented, this impressive two-bedroom coach house offers a wonderful combination of contemporary design, generous accommodation and thoughtful practicality. Offered to the market with no onward chain, the property has a distinctive sense of space and light, with the accommodation arranged to create an effortlessly comfortable home. A private parking space sits conveniently in front of the garage, while the garage itself benefits from an up-and-over door together with the added convenience of internal access into the property. Stairs rise to the main accommodation, where the home opens into an impressive open-plan living and dining space. Bright, spacious and wonderfully versatile, this sociable area provides ample room for both comfortable seating and a dedicated dining setting, creating a natural space in which to relax, entertain and enjoy everyday life. A useful storage cupboard at the top of the stairs is neatly incorporated into the layout. Flowing seamlessly from the living space is the striking contemporary kitchen, where sleek cabinetry, contrasting work surfaces and warm timber detailing combine to create a sophisticated finish. Roof windows introduce an abundance of natural light from above, enhancing the sense of openness, while the peninsula provides an informal breakfast bar and creates an attractive connection between the kitchen and dining areas. The kitchen is complemented by a selection of integrated appliances, including a fridge freezer and oven, together with a gas hob. A separate boiler cupboard also houses the washing machine, helping to keep the main kitchen space streamlined and uncluttered. There are two well-proportioned double bedrooms, offering comfortable and inviting retreats away from the main living area. The principal bedroom is further enhanced by fitted wardrobes, providing excellent built-in storage, while a stylish contemporary shower room completes the first-floor accommodation. Storage has clearly been well considered throughout the property. In addition to the fitted wardrobes and cupboards within the main accommodation, a further storage cupboard can be found at the rear of the garage, making the space particularly useful for items that are best kept away from the living areas. The private garage and parking are significant advantages, providing secure parking, additional storage and convenient internal access to the home. With its impressive open-plan interior, excellent natural light and carefully considered storage, 3 Gibbs Plantation offers far more than first impressions might suggest. Beautifully presented and ready to enjoy, it is a distinctive modern home that successfully balances contemporary style with the practical requirements of everyday living.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

Tenure

Freehold

Viewings

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

