

Holmlea, KENTISBURY, BARNSTAPLE, Devon, EX31 4NT

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS

2017

GOLD WINNER

ESTATE AGENT
IN BARNSTAPLE



Holmlea, KENTISBURY, BARNSTAPLE, Devon, EX31 4NT £450,000

This is a spacious detached 4/5 bed chalet bungalow situated in an enviable location with excellent outlooks over the fields and countryside beyond. The property is very private, with attractive mature gardens to all sides and is well situated with access into Barnstaple or onto the A39 to access the coast, Exmoor and the Link Road. Nearest town will be Combe Martin and Ilfracombe but can also access Barnstaple within approximately 25 minutes. The property is approached via a driveway with parking for several cars, leading up to a car port and large spacious garage. The accommodation is spacious and versatile, to suit a variety of needs and is well presented throughout. The current owners use the entrance into the conservatory which the leads into a large hallway with stairs to the first floor and doors off to the principal rooms. The rest of the accommodation briefly comprises of, a double aspect living room, sun room, dining room, fitted kitchen, breakfast room, utility room, two bathrooms and four double bedrooms.

Holmlea is located at Kentisbury on the Barnstaple to Lynton and Lynmouth road, about 1 mile west of Blackmoor Gate. The Exmoor National Park boundary is very close by and the twin towns of Lynton and Lynmouth, on the coast and linked by the famous cliff railway, are within a short motoring distance. To the west are the resort towns of Combe Martin and Ilfracombe and further west again are the glorious sandy surfing beaches of Woolacombe, Putsborough, Croyde Bay and Saunton Sands. Barnstaple the regional centre for North Devon is about 9 miles away. It is a bustling market town and the centre is noted for its restored ancient Pannier Market and the adjacent Butchers Row. The town centre is also home to a thriving theatre and a good variety of high street multiple retailers and more local traders. Local facilities include a leisure and tennis centre and a popular cinema. There are good education and schooling facilities in the region in both the state and private sectors. At Barnstaple or at Aller Cross near South Molton via the A399 access can be gained to the North Devon Link Road (A361) which provides a fast route to the M5 motorway at Tiverton (junction 27). There also is Tiverton Parkway main line railway station (London Paddington 2 hour's approx.). Exeter the county town and Cathedral City with its international airport is about 50 miles away.

Holmlea, KENTISBURY, BARNSTAPLE, Devon, EX31 4NT

Colonial Style Chalet Bungalow
Exmoor National Park Border
3 Miles from Coast
Four/Five Bedrooms
Two Bathrooms
Three Reception Rooms
Sun Room
Kitchen and Utility Room
Garage, Carport and Parking
Superb Countryside Views
Near Village Shop and Garage
Adjoining Farmland
May Suit Joint Occupancy
EPC Rating E



Porch

Front door, cloak space, inner door leading to kitchen. Please note the current vendors mainly access the property via the conservatory and into the large hallway.

KITCHEN

3.55m x 2.16m (11' 8" x 7' 1") Vinyl floor, fitted kitchen cupboards and drawers with shelving. Double stainless steel sink, open doorway to breakfast room.

UTILITY ROOM

This room is accessed from the outside of the property, range of utility appliances.

BREAKFAST ROOM

3.91m x 3.56m (12' 10" x 11' 8") 'Royal' oil fired Rayburn. Walk in open cupboard. Double doors to LARDER.

HALLWAY

9.25m x 1.80m (30' 4" x 5' 11") Spacious open area with rooms off and stairs to upper levels. Large airing cupboard and understairs storage.

LIVING ROOM

4.55m x 4.19m (14' 11" x 13' 9") Double aspect room with excellent outlook over fields and countryside beyond. Central fireplace with slate hearth and woodburner inset.

SUN ROOM

4.35m x 1.50m (14' 3" x 4' 11") Tiled floor, door to garden. Delightful room benefitting from open countryside views.

CONSERVATORY

3.42m x 3.35m (11' 3" x 11') Tiled floor, excellent outlook over garden and fields. Current owners use this as their entrance.

DINING ROOM/ STUDY/ BEDROOM

3.62m x 3.47m (11' 11" x 11' 5") Delightful room with double doors to sun room. Could also be used as a bedroom.

BEDROOM 1

4.17m x 4.22m (13' 8" x 13' 10") Double room with bay window and dual aspect with delightful views to the front and side outlook over garden. Recessed cupboards.

BEDROOM 2

3.17m x 3.53m (10' 5" x 11' 7") Double room with outlook over garden. Recessed cupboard.

BATHROOM

2.68m x 2.83m (8' 10" x 9' 3") Walk in double shower cubicle, WC and sink with cupboard under.

FIRST FLOOR

FIRST FLOOR LANDING

Access to eaves storage areas, fitted carpet. Doors off to bathroom and two further double bedrooms.

BATHROOM

Bath with wood panelling, sink and WC. Velux window.

BEDROOM 3

4.20m x 3.63m (13' 9" x 11' 11") Double room with side outlook over garden and countryside.

BEDROOM 4

3.63m x 4.44m (11' 11" x 14' 7") Double room with side outlook. Built in cupboard space.

OUTSIDE

Approached off the road into a driveway which provides parking for a number of cars leading up to covered CAR PORT 4.69m x 3.43m (15' 5" x 11' 3") leading to a tool shed. GARAGE 6.38m x 3.31m (20' 11" x 10' 10")

The Gardens surround the property with attractive lawned areas, patio area, fish pond, a number of seating areas, etc. Garden shed. From all locations in the garden there are excellent views across the countryside. Selection of flower borders around the grassed areas. Outside water. Access to utility room.

Directions

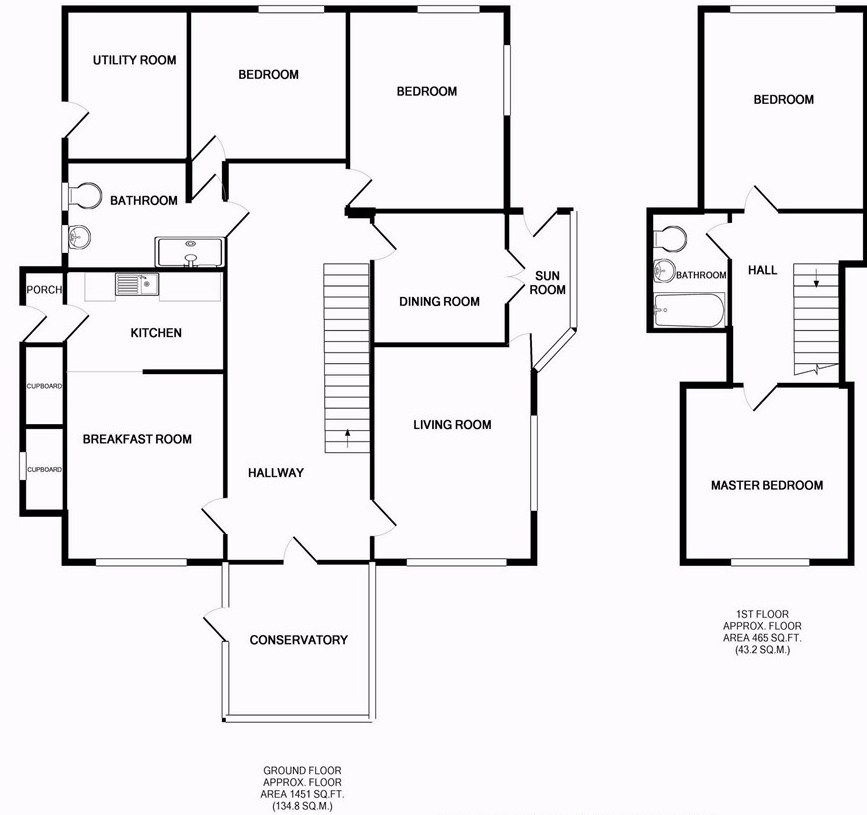
From Barnstaple take the A39 out past the hospital towards Shirwell. When you get to Kentisbury take the left turn along the B3229, signposted Combe Martin. Follow the road for about 1 mile and the bungalow is on the right before the junction.

SERVICES

Main Electric and Water. Oil Central Heating. CTB. E.

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GROUND FLOOR
APPROX. FLOOR
AREA 1451 SQ.FT.
(134.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1916 SQ.FT. (178.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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