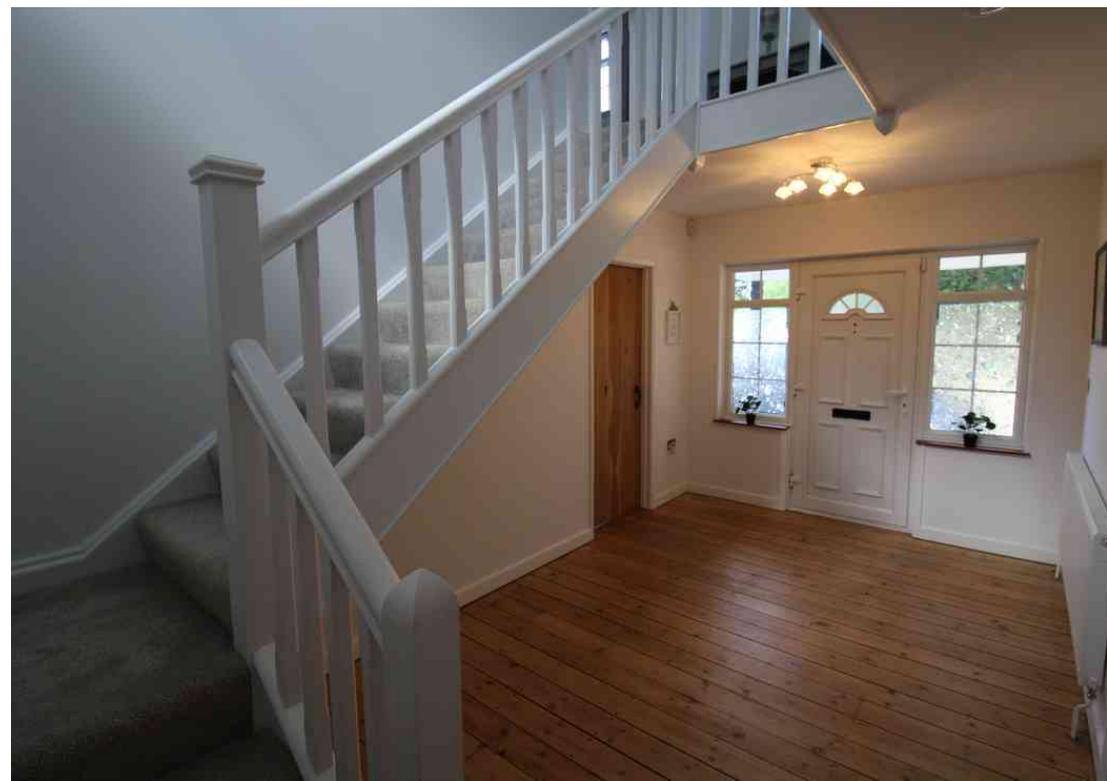




Tythe Barn, Fremington, Barnstaple, Devon, EX31 2NT





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£600,000

Tythe Barn is an impressive and individual detached home, positioned within a large plot with attractive gardens to all sides which are securely fenced. It benefits from a 5-bar gate which leads to a private driveway entrance, along with parking for several vehicles and an integral garage. The property has been extensively renovated and refurbished throughout, whilst still offering many character features. The spacious, flexible and high quality accommodation should appeal to most families, however there is still potential to extend the property further if desired, subject to the usual consents being granted. You enter the property to find an impressive entrance hall, which leads to the principal rooms and a fantastic staircase leading to the first floor gallery landing. The main living room is a lovely double aspect room with a wood burner. There is also a dining room on the ground floor which could also serve as a fourth bedroom if desired and this leads to the sun room, which can also be accessed via the hallway. To complete the ground floor layout is a fitted kitchen/breakfast room with range of appliances and a cloakroom with W/C. The sun room also gives covered access to the large garage which has lighting, electric power and water. The first floor offers a superb gallery landing, three large double bedrooms (one ensuite) and a family bathroom.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office, health centre, hairdressers, Fremington Quay with direct access to the Tarka trail, character pubs and excellent restaurants. Other nearby villages include Northam with its Burrows Country Park offering many attractive walks and stunning vistas, Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, and Westward Ho!, with its long sandy beaches and championship golf course. Approximately 4 miles distance is the port and market town of Bideford where a wide range of national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 6 miles distance, offers amenities including theatre, college and the acclaimed 'Green Lanes' shopping centre.

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Impressive & Individual Detached House
Sought After Village Location
Extensively Refurbished & Renovated
Attractive Mature Garden & Sun Terrace
Double Aspect Living Room with Woodburner
Dining Room & Conservatory
Kitchen/Breakfast Room
Three Large Double Bedrooms (One Ensuite)
Family Bathroom & Ground Floor W/C
Garage & Parking for Several Cars



Entrance Hall

2.71m x 4.86m (8' 11" x 15' 11")

Lounge

4.86m x 6.09m (15' 11" x 20' 0")

Dining Room

3.32m x 4.86m (10' 11" x 15' 11")

Hallway

1.38m x 1.47m (4' 6" x 4' 10")

Cloakroom/ W/C

1.17m x 1.47m (3' 10" x 4' 10")

Conservatory

1.72m x 5.24m (5' 8" x 17' 2")

Kitchen/Breakfast Room

2.68m x 5.41m (8' 10" x 17' 9")

First Floor Gallery Landing

3.65m (Max) x 5.91m (Max) (12' 0" x 19' 5")

Bedroom One

4.39m x 5.17m (Max) (14' 5" x 17' 0")

Ensuite Shower Room

2.03m x 2.38m (6' 8" x 7' 10")

Bedroom Two

3.30m x 4.85m (10' 10" x 15' 11")

Bedroom Three

3.18m x 3.79m (10' 5" x 12' 5")

Bathroom

1.65m x 3.09m (5' 5" x 10' 2")

Outside

A five bar gate leads to a private driveway, which leads to an additional gravelled parking area for several cars. The vendors have invested a lot of time and money into improving the attractive grounds, which offer mature gardens areas to all sides. There are large areas of lawn, new quality fencing enclosing the garden, raised flower beds, terraced garden area and a fantastic sun terrace, which is a great place to relax, unwind or entertain guests. The property also benefits from a good sized garage 4.86M X 6.19M with garage door to the front and separate door giving pedestrian access, via the conservatory.

Property Facts

Vendors status. No onward chain.

Tenure. Freehold.

Size of property. Approx. 159 SQ M. 1711 SQ FT.

Nearest Primary School. Fremington.

Nearest Secondary School. Barnstaple or Bideford.

Instow. 3.1 Miles.

Fremington Quay. 1.4 Miles.

Bideford. 6.2 Miles.

Westward Ho! Beach. 7.9 Miles.

SERVICES

Mains services connected. Gas, Electric & Water.

Council Tax Band. E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

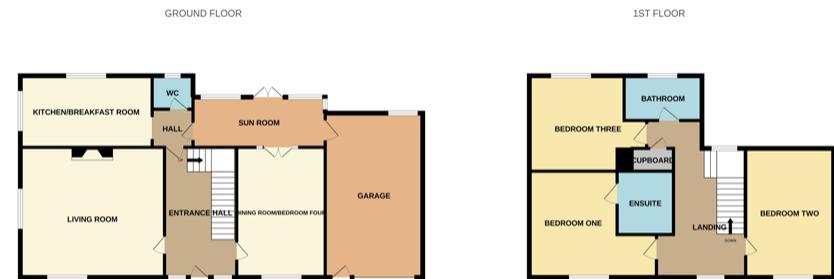
EPC Rating: C

DIRECTIONS

After entering Fremington from a Barnstaple direction, turn left into Beards Road and the property is found immediately on your left hand side, with For Sale board clearly displayed.

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