



Ibis House, Kings Heanton, Barnstaple, Devon, EX31 4ED





Ibis House, Kings Heanton, Barnstaple, Devon, EX31 4ED

Offers Over £600,000

Ibis House, located in the hamlet of Kings Heanton, is approached from the village lane, with a pretty cottage garden entrance. Inside we find a bright spacious hall, leading to the two reception rooms and kitchen. The main reception room is filled with character, with a working fireplace with log burner for cosy winter evenings. The second reception room, currently used as a dining room, is spacious and flows through directly to the kitchen diner. The Kitchen has been crafted to fit brilliantly with the style of house, while providing all modern conveniences with plenty of storage, worktop space, and integrated appliances. These features, and the addition of a pantry cupboard and under stairs storage make this perfect for family use and those who enjoy cooking and entertaining.

Upstairs we find four bedrooms and two bathrooms, leading from a light, spacious landing. The main bedroom has ample space for a super-king bed and free standing furniture, and benefits from the addition of an en-suite shower room. Bedrooms two and three, both south-facing, are generous double bedrooms. Bedroom 4, being the smaller of the rooms is ideal as a single bedroom or potential study. The first floor is serviced by two bathrooms, one family bathroom with bath, and one shower room. Accessed directly from the reception hall, is a lovely well-maintained and private walled garden. Partly laid to lawn with planting and two separate seating areas, the garden also has a working well which can be used for watering. This, along with the south facing roof, offers potential for making the house efficient using off-grid services. The rear gate to the easily manageable garden provides direct access out across the drive to the parking area and double garage. The ample garage space, serviced with electric and water, provides potential for the re-purposing as a work from home study space.

There are several lovely walks that can be taken on foot from the house, with public footpaths and lanes giving access to Marwood, Pippacott Woods and Whitehall. The well-known National Trust country property Arlington Court is a short drive away, as well as Marwood Gardens for walks and cream teas. Road links provide access to the coastal locations of Lynton and Lynmouth, Ilfracombe, Woolacombe, Croyde and Saunton with their award-winning beaches.

Ibis House, Kings Heanton, Barnstaple, Devon, EX31 4ED

4 Bedrooms
Main Bedroom En Suite
3 Bathrooms
Spacious Kitchen and Dining Room
Lovely Cosy and Characterful Reception Room
Pretty And Easily Manageable Gardens
Log Burner
Double Garage & Off Road Parking
Village Location
Close to Coast and Country Walks



Ground Floor

Entrance Hall

1.5m x 7.8m (4' 11" x 25' 7")

Reception 1

5.6m x 5.1m (18' 4" x 16' 9")

Dining Room / Reception 2

4.9m x 4.2m (16' 1" x 13' 9")

Kitchen/ Diner

6m x 3.5m (19' 8" x 11' 6")

First Floor

Landing

4m x 6m (13' 1" x 19' 8")

Bedroom 1

4.5m x 4.9m (14' 9" x 16' 1")

En-Suite

2.9m x 1.7m (9' 6" x 5' 7")

Bedroom 2

4.4m x 3m (14' 5" x 9' 10")

Bedroom 3

3.9m x 3.3m (12' 10" x 10' 10")

Family Bathroom

2.5m x 2.5m (8' 2" x 8' 2")

Shower Room

2.7m x 1.6m (8' 10" x 5' 3")

Bedroom 4

2.6m x 2.8m (8' 6" x 9' 2")

Outside

Front garden partly lawned, with cobbled path and cottage planting. Access onto village lane to the front and rear. The easily manageable rear garden is walled, with total privacy. The garden is laid to lawn with planting and seating areas as well as a working well. Utility area including oil tank discreetly tucked in at the rear of the property. A rear gate opens onto the drive with double garage, with direct access onto the lane. Additional parking space to the front of garage.



SERVICES

Services: Mains Water, Electric and Drainage. Oil Central Heating.

Council Tax Band: F

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

EPC Energy Rating: E

DIRECTIONS

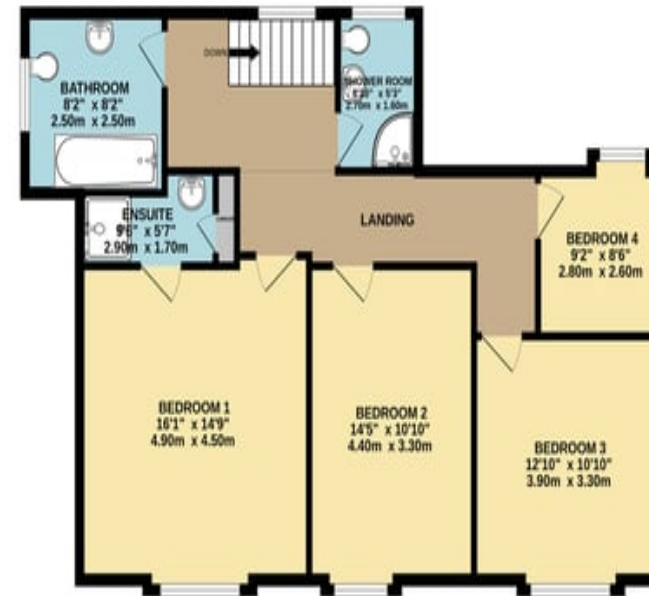
Travelling from Barnstaple take the Under Minnow Road from Pilton through Bradiford and follow this road to Prixford. On entering Prixford, take the right turn that follows a thatched cottage on your right hand side. Continue on this road to Kings Heanton. At the Kings Heanton t-junction turn left and follow the road as it bends to the right. Ibis House is found on this right hand bend, with access to parking by the garages to the rear of the property.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2023

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.



