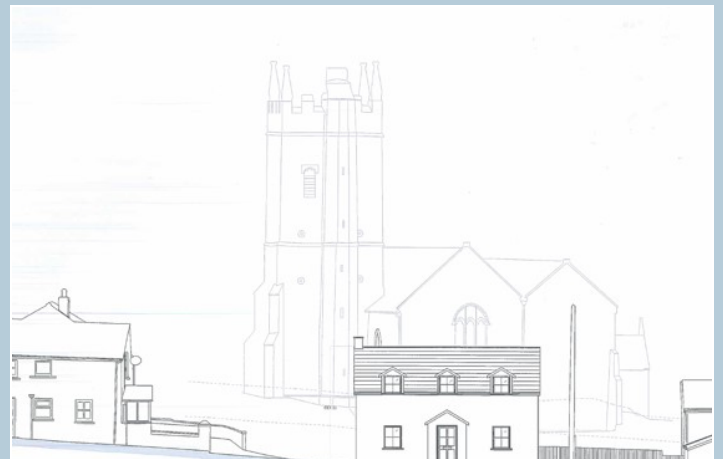


Hillside, Yarnscombe, Barnstaple
£460,000

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Brand New Detached House
- Chalet Style Property
- Chance to Bespoke certain Rooms
- Close to both Barnstaple and Torrington
- Useful Workshop/outbuilding

- Completion set for late 2020
- Useful Ground Floor 4th Bedroom/Study
- Beautiful Village Location
- En-suite Master Bedroom
- Detached Home Office

The Willows, Hillside, Yarnscombe, Barnstaple, Devon, EX31 3LW

Set in the centre of this popular village, overlooking the Parish Church is this new detached chalet style house to be built during the course of this year;

discerning purchasers will be able to help choose kitchen, bathrooms, if they exchange contracts in the relevant timescale. The property offers three first floor bedrooms, master with an en-suite shower room and a family bathroom. On the ground floor, there is a downstairs cloakroom, open plan kitchen/diner, garden room, living room and a really useful study/bedroom 4. Again there is potential to have the ground floor all open plan should that suit a purchaser's requirements.

Yarnscombe is a small but thriving Hamlet located some three miles from Chappleton off the A377. Torrington is approximately 6 miles away with its excellent shops, schools and places of worship. Barnstaple the principle town in North Devon is approximately 8 Miles away. The coast and the delights of Exmoor are only a short drive away.

Entrance Hall

Cloakroom

Low level wc, vanity basin

Bedroom 4/Study

Windows to front and side.

Living Room

Window to rear, double doors to garden.

Open Plan Kitchen/diner

Door to side porch

Garden Room

Double doors out to garden, window to rear.

First Floor

Landing. Doors to principle rooms

Master Bedroom

Twin aspect windows to the rear, door to

En Suite Shower Room

Low level wc, vanity basin, shower cubicle and shower unit

Bedroom 2

Window overlooking rear garden

Bedroom 3

Window to the front

Bathroom

Suite comprising: panel sided bath, low level wc, pedestal wash hand basin, frosted window to the front.

Externally

Driveway leading up to hardstanding area. Large workshop/shed

NB

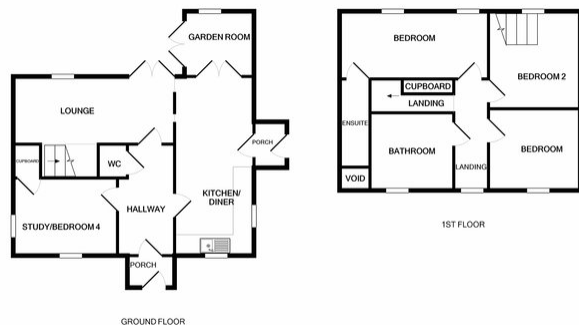
Plans are available for perusal in our office; we can then arrange a direct meeting with the developer to discuss a purchaser's requirements.

Services

All mains services supplied.

Directions

Take the Torrington road B3232, just before the straight at Hunshaw take a left turning and follow road into Yarnscombe. As you enter village, drive into the centre and take a right turn and drive up towards church. The New House is looking out onto church, with For Sale board clearly displayed.



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Email: sales@johnsmale.com Website: www.johnsmale.com

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Offices also @ London (Mayfair Office)

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