

Springfield, Goodleigh Road, Barnstaple, Devon, EX32 7JR

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BRITISH
PROPERTY
AWARDS
2017
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT
IN BARNSTAPLE



Springfield, Goodleigh Road, Barnstaple, Devon, EX32 7JR

£399,950

Situated just outside of Barnstaple off the Goodleigh road is this attractive house built in the 1980's, subject to an Agricultural Tie. The property occupies a plot in excess of 2 acres, laid as gardens and paddock land. With a range of garaging and outbuildings, the property could be ideal for a variety of uses. The property has some breathtaking views over surrounding countryside towards Coddan Hill and is ideally located within a five minute drive of the main Town Centre. Traditionally constructed of cavity block walls under a concrete tiled roof, the property offers Oil fired heating to most rooms and is double glazed. The accommodation comprises: 3 Bedrooms, bathroom, living room, dining room, kitchen and utility /laundry room. There is also a ground floor wet room. Approached over a private driveway onto a car parking turning area and garaging, the property overlooks the Goodleigh Road but is well screened by the garden, driveway and height off the road. The Agricultural Occupancy condition provides that the owner should derive their source of income via Agriculture. We would suggest that any interested party check with their own solicitor to confirm these conditions.

Located within a mile of Town, yet surrounded by Countryside the property is also close to the villages of Goodleigh and Bratton Fleming and some delightful rural views and golf course.

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Subject to an Agricultural Tie
3 Bedroom Detached House
Garaging and Outbuildings
Set in around 2 Acres
2 Reception Rooms
Wet Room and Bathroom
Kitchen/Breakfast Room
Laundry/Utility Room
Gardens and Paddock
Oil Fired Central Heating

Entrance Porch

1.63m x 1.35m (5' 4" x 4' 5") Quarry tiled floor, newly installed front door,, glazed door to:

Dining Room

4.95m x 3.96m (16' 3" x 13' 0") A double aspect room, glazed door out to a courtyard, attractive brick fireplace with wood burning stove, radiator, wall light points.

Lounge

4.83m x 3.35m (15' 10" x 11' 0") A double aspect room, south facing bay, radiator, wall light points

Kitchen/Breakfast Room

4.57m x 2.72m (15' 0" x 8' 11") A double aspect room, fitted with a range of units with ample work surfaces, single drainer sink unit, Rayburn cooker, 4 ring electric hob, pantry cupboard, door to utility/laundry room.

Laundry/Utility Room

4.24m x 2.74m (13' 11" x 9' 0") Doors from either end to the garden, plumbing for washing machine.

Wet Room

2.69m x 1.65m (8' 10" x 5' 5") Fully tiled, ladder effect towel rail, wc, pedestal wash hand basin, shower area, extractor vent, Dimplex heater, Mira shower unit.

First Floor Landing

Doors to all rooms

Bedroom 1

4.80m x 3.58m (15' 9" x 11' 9") A double aspect room with far reaching views over surrounding countryside, fitted wardrobe,.

Bedroom 2

3.94m x 3.66m (12' 11" x 12' 0") A double aspect Room with south facing views, double wardrobe, fitted cupboard.

Bedroom 3

2.74m x 2.72m (9' 0" x 8' 11") Double wardrobe, window to side.

Family Bathroom

2.41m x 2.08m (7' 11" x 6' 10") Panel sided bath, low level w.c., pedestal wash hand basin, wall heater, part tiled walls.

Externally

The driveway leads from the road up to a parking and turning area. In front there is a large block which incorporates a garage, 2 work shops and a potential stable block. Going towards the house is a further area of parking, steps and a gate lead onto the rear paddock, To the side of the stable block is a gate leading to a spring/duck pond area, further gate leading into the paddock which is south facing land to the back of the house with outstanding views over the surrounding countryside. There is a gate which leads to a former vegetable garden. To the side is a large greenhouse and a private courtyard area. There is an arbour which leads to the front, sitting area overlooking a pond. The front garden screens the house from the road with a profusion of mature conifers and shrubs. There is a dovecott and a feature external light. The gardens are a magnificent feature of this outstanding property. There are several sheds neatly concealed behind shrubs in various parts of the garden. Outside W.C.

Property Facts

The property is subject to an Agricultural tie
Within a Mile of the local Primary School in Goodleigh
3 Miles from the local secondary Schools
3 Miles from the District Hospital
2 Miles from the Doctors and Dentists surgeries
Approx rental income £850 pcm

SERVICES


Services: Mains Water and Spring Water, electric, Private Drainage, Oil Fired Central Heating

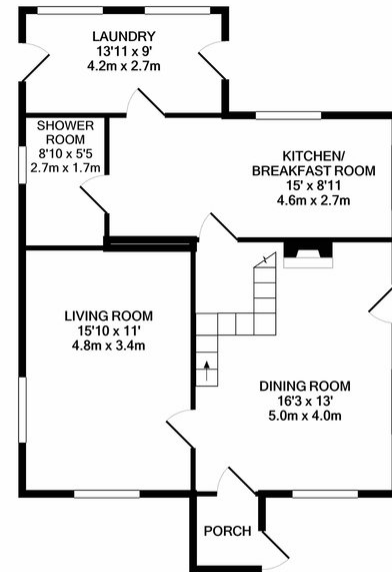
DIRECTIONS

Directions: Proceed along Bear Street and Continue onto Goodleigh Road, Springfield can be found on the left as it is the last of the properties overlooking the road, with a nameplate and for sale board, clearly marking the beginning of the driveway

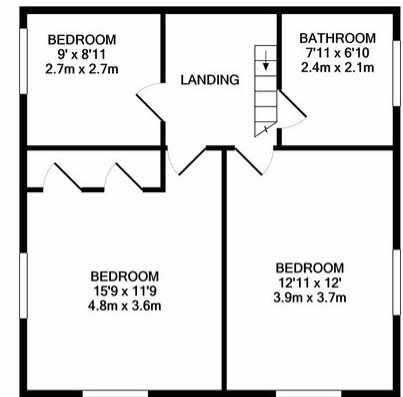
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Property Management, Commercial Property Sales,
Probate Valuations, Independent Financial Advice,
Energy Performance Certificate's, Auctions and New Homes.*

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 25 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |



GROUND FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1284 SQ.FT. (119.3 SQ.M.)
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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.



