

Ferndale, Loxhore, Barnstaple, Devon, EX31 4ST





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£425,000

Large 4 bed detached house set in a beautiful rural setting a short walk from the grounds of Arlington National Trust. A picturesque property with a lovely family feel, providing good sized family accommodation. Large lawned garden to the front with parking. Patio garden to the rear. Spacious hallway, lounge with fire, 2nd lounge, good sized kitchen/breakfast room, utility room with WC. Upstairs are 4 good sized bedrooms, bathroom and separate w.c. Oil fired Rayburn and electric heating. Great location. A great property with potential.

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Detached 4 Bed House
Rural Location
Close to Arlington Court
Parking
Garden Front and Back
Great Potential
Excellent Family Home

Front Door into Lobby

Inner door to Hallway with stairs to First Floor

Lounge

4.36m x 4.31m (14' 4" x 14' 2") with fireplace

Second Lounge

2.99m x 4.59m (9' 10" x 15' 1") Open Fire

Kitchen

7.08m x 2.26m (23' 3" x 7' 5") Fitted Kitchen with Rayburn

Utility Room

3.81m x 2.28m (12' 6" x 7' 6") Stone floor, Door to Yard

Single WC

Upstairs to Bedroom 1

4.39m x 3.31m (14' 5" x 10' 10")

Bedroom 2 (Middle)

3.29m x 2.88m (10' 10" x 9' 5")

Bedroom 3 (Right Side)

4.67m x 3.06m (15' 4" x 10' 0")

Bedroom 4

4.24m x 2.43m (13' 11" x 8' 0")

Single WC

Bathroom

Outside

There is a large garden to the front, mostly lawn with surrounding flower beds. To the rear is a parking area with patio that looks out over the fields. Side gate access towards Arlington Court.

Property Facts

Vendor Position: No Chain
Approx Size (SqFt) 1400 sq.ft
Age of Property: 1730
Listed: No
Distance to Nearest Town: Barnstaple: 7 Miles
Distance to Nearest Medical Centre: Barnstaple 7 Miles
Distance to Nearest Primary School: Bratton Fleming 4 Miles
Distance to Nearest Secondary School: Barnstaple 7 Miles

SERVICES

Mains Electric, Oil Fired Rayburn and Septic Tank Drainage

Council Tax Band E

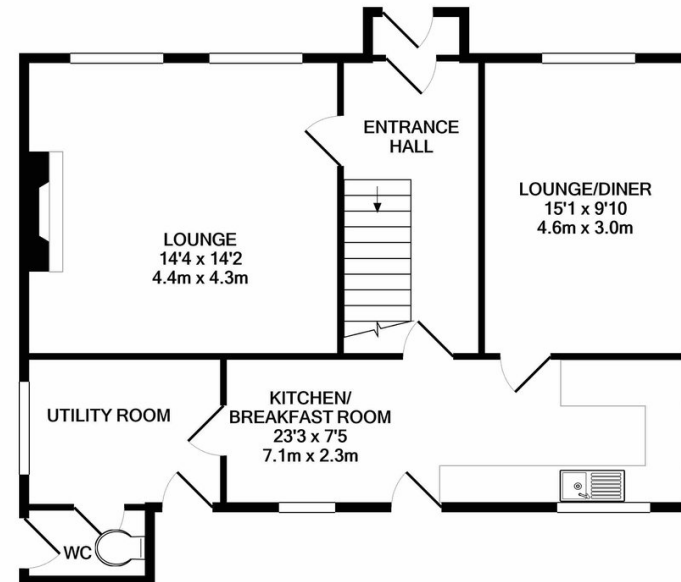
EPC Rating F - <https://find-energy-certificate.digital.communities.gov.uk/>

Agents Note: The current owner has asked us to point out that there is a "no building" clause on the front garden.

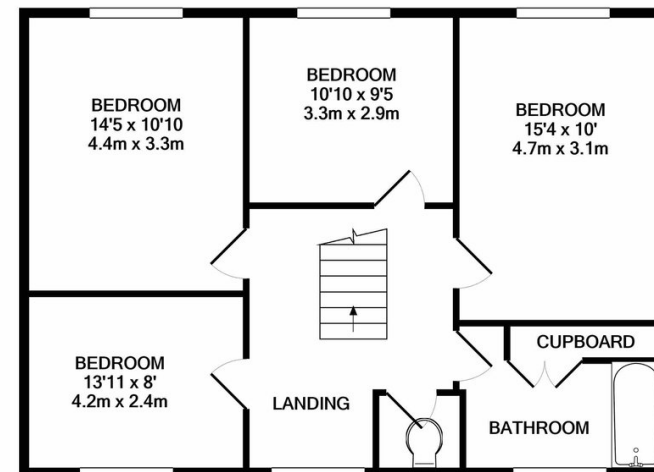
DIRECTIONS

Take the road from Barnstaple towards Bratton Fleming. Follow left turning to Loxhore. Follow road until cluster of cottages on the left. Our For Sale Board will mark the property. Park at the top

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GROUND FLOOR
APPROX. FLOOR
AREA 754 SQ.FT.
(70.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 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.



