



TALL TREES

FREMINGTON



# A WARM WELCOME

Blink and you'll miss it! The plot is remarkably private located in a tucked away position. Within just a few miles of the coast and with quick access to the estuary beach at Instow, you will find this property is superbly located to enjoy all aspects of North Devon life.

Glistening white gates open to reveal a large expanse of front garden. Bordered by mature trees on one side and a sweeping driveway on the other. A welcoming central path leads you to the front door.

To the rear there is an impeccable combination of tall trees, fabulous flower beds and stunning shrubbery. Just imagine nestling into the swing seat as it gently drifts and twirls in the breeze. Large patios to the rear and side create plenty of relaxing and entertaining spaces, perfect for those lively family gatherings and those peaceful Sunday afternoons.

The driveway leads up to a large expanse of parking area directly in front of the double garage which has electric shutter door and side door, power and light. An ideal resting spot for your beloved motor car or an excellent workshop for the enthusiastic hobbyist.

















# THE HEART OF THE HOME

---

As you enter into the large and light entrance hall the scale is striking. There is an oak and glass staircase leading up to the first floor, built in storage and access to two ground floor double bedrooms, both en-suite.

Stepping into the modern Kitchen Dining room from the hall there is a well proportioned dining area with double doors into the Living room on the far side. Tastefully opened up by the current owners the dining area seamlessly links into the kitchen space where you will find an immaculate and well fitted modern kitchen. The kitchen window faces the lovely gardens to the rear and there is ample space for freestanding appliances in addition to the built in hob, oven and microwave.

The separate Utility room is well laid out and has a WC off with a door directly in from the rear patio.













# MAGIC MOMENTS

The Living room is a lovely size and with light cascading in from both the front and rear it's bright and welcoming. With a stone fireplace with fitted gas fire creating the perfect focal point your eye is also drawn to the large sliding doors into the garden room.

The Garden room is truly a flexible space with its two sets of French doors and windows bringing the outside in and vice versa. A truly magical spot to enjoy the garden views from in any season and in any weather.





# SWEET

## SLUMBER

From the entrance hall you have access to two double bedrooms, both en-suite, conveniently located on the ground floor. Both ensuites are well proportioned and fitted with walk in showers and both bedrooms have lovely views over the gardens.

Upstairs there are two further double bedrooms both again with en-suites. The main bedroom is spacious and light with lovely views and plenty of space for free standing furniture. The en-suite is spectacular with a fitted spa bath and double walk in shower.

The second double bedroom is also a good size and has an en-suite bathroom.

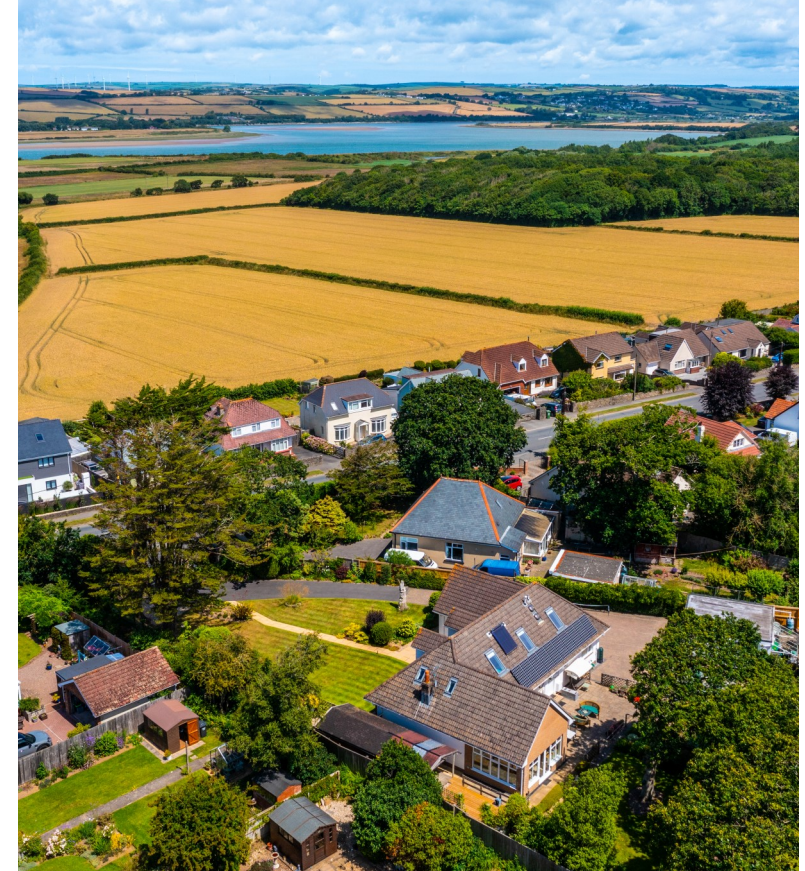
The large 'landing' area is another room in itself with space for furniture it is currently used as a second living and hobby room. It could easily be converted to form another bedroom with the addition of a partition wall (subject to build regulations). There is a separate WC and store room just off the landing and yet again lovely views from the windows.











## MORE TO EXPLORE

On its doorstep there is a wealth of locations, destinations and activities to explore. Equidistance from Barnstaple and Bideford towns both have a wide range of local amenities. Closer by, the village of Fremington has great pubs, restaurants and shops with the popular coastal village of Instow just a few miles down the road.

Instow is a thriving foodie destination with the award winning John's Deli and Café, the Instow Arms and the recently improved Boathouse Restaurant as well as sumptuous seafood from the Glorious Oyster Café.

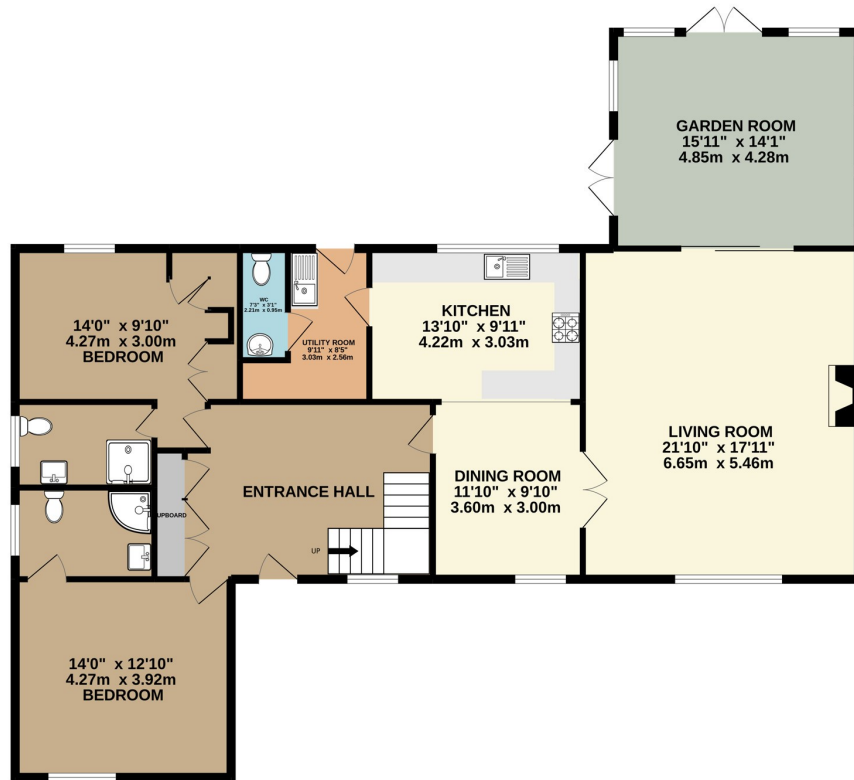
Instow beach is popular with dog walkers and families and has some breath taking views across the estuary to the quintessential fishing village of Appledore and beyond. Other beaches at Westward Ho! and beyond are a short bus or car journey away. The Tarka Trail which can be accessed at Fremington, Instow and various other points offers a level cycle path that runs the breadth of North Devon's beautiful coast and countryside.







GROUND FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 2659sq.ft. (247.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## FINER DETAILS

- 4 bedroom detached house with 1/2 acre plot.
- 4 En-suite bedrooms
- Double garage with electric roller door
- Off road parking for many vehicles
- Solar panels with batteries for storing energy
- Mains Gas, electric and water
- Council Tax Band F
- EPC - C
- Instow Beach just 4 minutes drive



To view Tall Trees

call Nic Chbat on 01271 410108

Email: [nic@matchproperty.co.uk](mailto:nic@matchproperty.co.uk)

