



Brewood House, Kentisbury, Barnstaple, Devon, EX31 4NB



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Guide Price £695,000

John Smale and Co are delighted to present to the market Brewood House. The property is set within an elevated and commanding position on the fringes of Exmoor. This individual and impressive detached house enjoys some spectacular views of the surrounding countryside and valley, whilst being nestled within an attractive plot, believed to extend to approximately 3/4 acre. The property has been sympathetically renovated and refurbished in recent years, to include 22 new windows, new doors, new woodburner and flue, new bathroom suites, gorgeous slate flooring, recently fitted carpets to the lounge, stairs and landing and a fabulous bespoke fitted kitchen with range of high quality integrated appliances and granite work tops. Modern and advanced fibre optic technology has been recently installed, which generates 130 megabytes. Previously a four bedroom property, the house has been re-modelled to offer larger living space, including a snug area leading off the kitchen and a very generous living room with dining area. The ground floor also incorporates a cloakroom, spacious entrance hall and a well equipped utility room, leading off the kitchen. The first floor accommodation does not disappoint, with a bright landing area with balcony, stylish family bathroom and three good sized double bedrooms. The main bedroom benefits from a contemporary en-suite shower room. Many of the rooms are double or triple aspect with large windows, allowing lots of natural daylight to flood in, the the majority taking full advantage of the wonderful views. The approach to the house is via a sweeping driveway, which leads to an extensive parking area and double garage. The grounds are a gardeners delight, with an abundance of shrubs, plants, flowers, mature trees and attractive borders. You will also find a wild garden, productive vegetable plot and a greenhouse. A truly special property, situated in an idyllic location.

Brewood House is located at Kentisbury Ford, tucked away off the Barnstaple to Lynton and Lynmouth road, about 1 mile west of Blackmoor Gate. The Exmoor National Park boundary is very close by and the twin towns of Lynton and Lynmouth, on the coast and linked by the famous cliff railway, are within a short motoring distance. To the west are the resort towns of Combe Martin and Ilfracombe and further west again are the glorious sandy surfing beaches of Woolacombe, Putsborough, Croyde Bay and Saunton Sands. Barnstaple the regional centre for North Devon is about 9 miles away. It is a bustling market town and the centre is noted for its restored ancient Pannier Market and the adjacent Butchers Row. The town centre is also home to a thriving theatre and a good variety of high street multiple retailers and more local traders. Local facilities include a leisure and tennis centre and a popular cinema. There are good education and schooling facilities in the region in both the state and private sectors. At Barnstaple or at Aller Cross near South Molton via the A399 access can be gained to the North Devon Link Road (A361) which provides a fast route to the M5 motorway at Tiverton (junction 27). There also is Tiverton Parkway main line railway station (London Paddington 2 hour's approx.). Exeter the county town and Cathedral City with its international airport is about 50 miles away.

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Wonderful Countryside Views

Mature Wrap Around Gardens and Balcony

Sweeping Driveway and Extensive Parking

Detached Double Garage

Refurbished and Modernised in March 2022

Triple Aspect Lounge/Dining Room with Woodburner

Fabulous Bespoke Kitchen/Breakfast Room with Snug Area

Ground Floor W/C and Utility Room

Three Double Bedrooms (One Ensuite) and Family Bathroom

Individual Detached House in Edge of Exmoor Location



Entrance Hall

Double entrance doors opening to entrance hall and hallway, stairs leading to first floor with recently fitted carpets to stairs and landing, under stairs cupboard, cloak space, slate flooring.

Cloakroom

1.81m x 1.97m (5' 11" x 6' 6") Two windows, low level W/C, hand basin, towel radiator, fitted cupboard, slate flooring.

Living Room

4.44m (Max) x 8.73m (Max) (14' 7" x 28' 8") Spacious triple aspect living and dining area, superb newly installed woodburner, recently fitted carpet.

Kitchen/Dining Area and Snug

6.55m (Max) x 6.91m (21' 6" x 22' 8") Fabulous triple aspect room, high quality bespoke fitted kitchen installed in 2019, large range of fitted cupboards and soft closing drawers, integrated granite work surface areas, sink unit, Neff twin oven, including a steam oven, gas hob and Bosch extractor over, space and plumbing for dishwasher, space for American style fridge/freezer, feature slate flooring, snug area leading off the kitchen which is a great space to relax, read a book, listen to some music, or possibly a children's play area.

Utility Room

1.58m x 2.13m (5' 2" x 7' 0") Well equipped room, opening through to kitchen, door to front garden, space and plumbing for washing and dryer, work surface areas.

First Floor Landing

Split landing with large window allowing lots of natural daylight to flood in, steps to main landing area with recently fitted carpet, window to front aspect, doors lead to a private Balcony which takes advantage of the lovely views.

Bathroom

2.50m x 3.00m (8' 2" x 9' 10") Stylish bathroom suite comprising of a bath with shower over, screen and separate rain shower head, hand basin, low level W/C, towel radiator, fitted cupboard.

Bedroom One

4.38m x 3.70m (to bay) (14' 4" x 12' 2" to bay) Box bay window, fantastic views to the front aspect, door to en-suite shower room.

En-Suite Shower Room

1.54m x 2.89m (5' 1" x 9' 6") Contemporary suite comprising of a shower cubicle, hand basin, low level W/C.

Bedroom Two

2.95m x 4.48m (9' 8" x 14' 8") Spacious double aspect room, far reaching countryside views.

Bedroom Three

3.10m x 3.25m (10' 2" x 10' 8") Double bedroom, window and outlook to rear aspect.

Outside

To the front of the property is a sweeping driveway, that leads up to an extensive parking area and a Detached Double Garage. The property which sits in approximate 3/4 acre, offers some truly wonderful landscaped garden areas that wrap around the house. There are well maintained lawns, wild garden, productive vegetable plot, various levels of interest, raised vegetable beds for comfort, an abundance of flowers, plants and some mature trees, along with attractive borders, oil tank and greenhouse. The current owners have designed the garden well, with pathways running through the different sections, with easy access around the whole of the property. Due to its elevated position, the gardens take full advantage of the breathtaking countryside and valley views.

Detached Double Garage

6.59m x 6.12m (21' 7" x 20' 1") The garage has two doors, but no dividing wall down the middle, double glazed window allowing natural light, workshop area with benches, concrete flooring and electric lighting and power points.

SERVICES

Mains Services Connected. Electric and Water. Oil Fired Central Heating and Wood Burner. Shared Septic Tank.

Council Tax Band: E.

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

Energy Rating: D.

DIRECTIONS

For directions to the property, follow Sat Nav EX31 4NB.

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GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.0 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



