



Prixford
Barnstaple
Devon
EX31

Offers in Excess of £989,000

bettermove

Barnstaple

Bettermove are proud to present this 5 bedroom detached house, with additional 1 bedroom detached annexe, in PRIXFORD, available with no forward chain.

This property benefits from double glazing, underfloor heating, and oil central heating throughout, with ample off road parking available.

The council tax band is E.

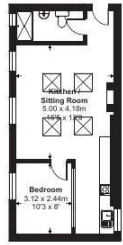
The interior of this beautifully presented property is made up of a five bedroom detached house, one bedroom detached annexe, which is used as a holiday let, and large barn.

The main house comprises a spacious living room, snug, cinema room, large kitchen/diner, with attached utility room and scullery, study, additional room, occasionally used as a sixth bedroom, and a shower room on the ground floor. The first floor consists of five generously sized bedrooms, two bathrooms, and one en-suite. The annexe houses an open-plan kitchen/living room, one double bedroom, and a shower room. Outside, the property is situated on an impressive 5.5 acres of land, and benefits from a large barn, with multiple rooms, and expansive gardens, perfect for enjoying the summer months.

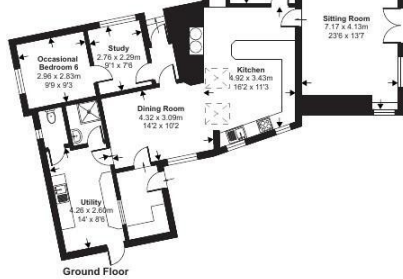
Located in the sought after village of PRIXFORD, Barnstaple, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Barnstaple Train Station (3.8 miles), a variety of local bus routes, and quick access to the A39.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

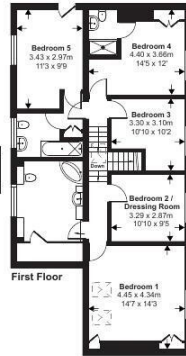




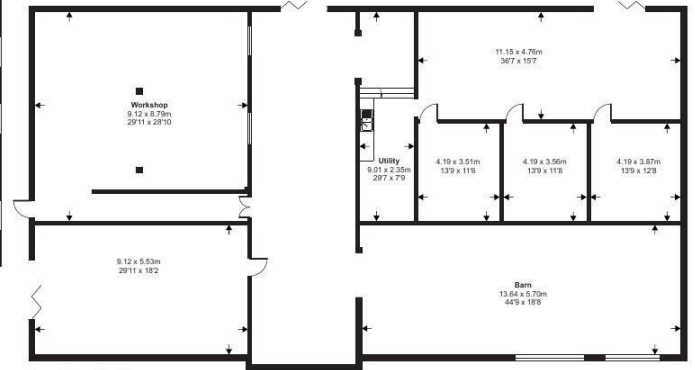
Annexe



Ground Floor




First Floor




Atcost Barns / Stabling

Approximate Area = 2814 sq ft / 261.4 sq m
Atcost Barns / Stabling = 4375 sq ft / 406.4 sq m
Annexe = 441 sq ft / 41 sq m
Total = 7630 sq ft / 708.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D	37	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk