



Guineaford, Barnstaple, Devon, EX31 4EA







## Guineaford, Barnstaple, Devon, EX31 4EA

### Offers In Excess Of £400,000

Situated in a quiet unspoilt village, yet only 3 miles North of Barnstaple, a contemporary cottage-style detached 3 bedroom house with scope for improvement and extension (subject to planning permission) - set in compact mature gardens backing onto open farmland with garage adjoining.

Guineaford, is a sought after village where properties rarely become available. It is surrounded by open farmland with lovely walks, yet is only 3 miles from the easily accessible Pilton side of Barnstaple, the regional centre of North Devon, with it's hospital, shopping centre and leisure facilities. Places of interest nearby include Croyde, Saunton, Instow and Woolacombe with the rugged beauty of Exmoor National Park within easy reach. There is a primary school at Marwood (which also has a well known garden) and a pub, just over a mile distant.

Traditionally constructed by the sellers family, the property was built on cottage lines and whilst neat , clean and tidy and generally well maintained could benefit from some cosmetic updating or even extension, subject to the necessary consents.

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Favoured Quiet Village Location  
Only 3 Miles From Barnstaple  
Detached House With Southerly Outlook  
17' Sitting Room With Open Fire  
17' Kitchen/Diner  
Utility And W/C  
3 Bedrooms And Family Bathroom  
Garage At Side  
Mature Gardens, Parking And Shared Driveway  
Vacant Possession On Completion



## Entrance Hall

With staircase to First Floor and double doors to

## Living Room

16' 11" x 11' 2" (5.16m x 3.40m) Triple aspect, open fireplace.

## Kitchen/Dining Room

16' 11" x 9' 8" (5.16m x 2.95m) With views to front and rear over farmland. Working surfaces, built-in oven and hob.

## Utility Room

9' 4" x 6' 1" (2.84m x 1.85m) Space for dishwasher and washing machine.

## Separate W/C

## First Floor Landing

With airing cupboard and separate built-in cupboard.

## Bedroom One

12' 11" x 11' 2" (3.94m x 3.40m) With open aspect. Walk-in wardrobe (potential for en-suite, subject to building regulations).

## Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m) Open aspect. Built-in cupboard and fitted wardrobes.

## Bedroom Three

11' 5" x 9' 8" (3.48m x 2.95m) Open aspect. Built-in cupboard and fitted wardrobes.

## Bathroom

8' 1" x 5' 2" (2.46m x 1.57m) With bath with shower over, basin and W/C. Views over open farmland.



## Outside

The property is approached off the quiet council maintained road with entrance gate flanked by mature shrubs. The first part of the drive is shared with the adjoining property to access their garage. There are areas of lawn on each side of the house and ample car space in front of the garage, which adjoins the house.

## Garage

16' 7" x 9' 0" (5.05m x 2.74m)

## SERVICES

Services: Mains Drainage, Water and Electricity.  
Night Storage Heating.

Council Tax Band: D.

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

EPC Energy Rating: D.

## DIRECTIONS

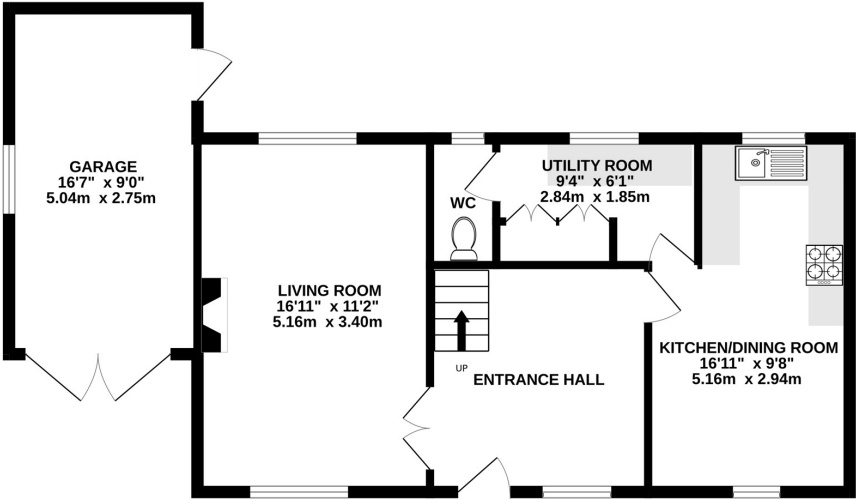
To locate the property, follow SatNav EX31 4EA.

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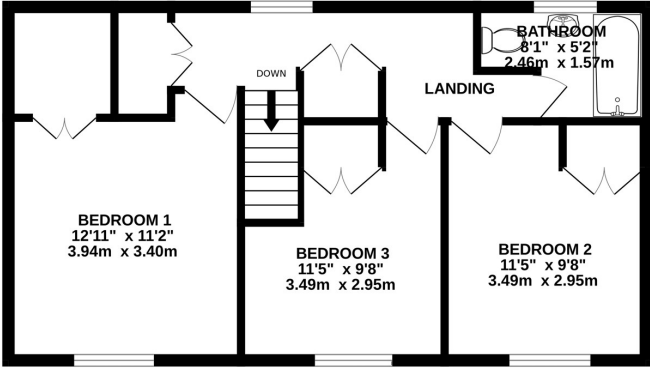




GROUND FLOOR



1ST FLOOR



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