



Ferndale, Yarnscombe, Barnstaple, Devon, EX31 3LN



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£575,000

Nestled in the village of Yarnscombe, surrounded by countryside views is this bespoke design Chalet style house. The house is approached through gates to a private driveway, with parking for several cars.

The focal point of the house is a bright, spacious lounge, which flows through to a second reception room, currently in use as dining space, with an additional adjoining snug sitting room. Perfect for family living and entertaining guests, with separate spaces that can be opened up to use as a large open plan space. Leading from the hallway are two downstairs bedrooms and a bathroom. Both of these bedrooms are good size doubles, one having wall to wall fitted wardrobes.

Leading from the lounge we find the kitchen/diner, fitted with a country style kitchen with ample workspace, breakfast bar and space for a range cooker. There is a utility room with w/c conveniently situated adjacent to the kitchen, with side access to the garden and in to the rear of the garage. This makes moving from outside or the car easy and provides a great space to throw off muddy boots after walks!

On the first floor are two further generous double bedrooms and a bathroom. In addition is a large studio room, currently set up to provide self contained space, with a bathroom and utility area. This could be retained or repurposed as a large en-suite bedroom with dressing room. All upstairs rooms are arranged around a large landing, and the first floor is bright and surprisingly spacious.

The garden, which can be accessed from the reception rooms or utility, is laid to lawn and landscaped with paved areas to enable outside dining and seating space, while being easy to maintain throughout the seasons. With agricultural land to the rear and the old Chapel grounds to the side of the property, the property has a lovely open feel while benefitting from access to local amenities in the village.

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Four Double Bedrooms  
Bedrooms on both Ground and First Floor  
Three Bathrooms & Downstairs W/C  
Potential self-contained space  
Individual Bespoke House Design  
Three Reception Rooms  
Kitchen Diner  
Beautiful Village Location  
Parking and Garage  
Easy Maintenance Garden



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## Ground Floor

### Entrance Hall

### Lounge

5.4m x 8.2m (17' 9" x 26' 11")

### Dining Room

4.1m x 3.1m (13' 5" x 10' 2")

### Sitting Room

4.1m x 2.3m (13' 5" x 7' 7")

## Bathroom

2.4m x 2m (7' 10" x 6' 7")

## Bedroom 3

3m x 4.5m (9' 10" x 14' 9")

## Bedroom 4

3m x 4.5m (9' 10" x 14' 9")

## Kitchen / Diner

3m x 7.1m (9' 10" x 23' 4")

## Utility with W/C

3.2m x 2.0m (10' 6" x 6' 7")

## First Floor

### Bedroom 2

5.3m x 3.5m (17' 5" x 11' 6")

### Bedroom 1

5.3m x 5.2m (17' 5" x 17' 1")

### Bedroom 5/ Studio Room with En-Suite

7.2m x 4.5m (23' 7" x 14' 9")

### Garage

3.2m x 5.2m (10' 6" x 17' 1")

## Outside

## SERVICES

Mains electric. Oil fired central heating. Mains water and drainage.

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

If travelling from Barnstaple, take the A377 through Bishops Tawton towards Umberleigh. At Chapelton take the right hand turning, continue to the crossroads, again taking the right hand turning. The road bends to the left at the pylon, continue on this road to the crossroads, turn right at the sign for Yarnscombe. Continue to the cross roads, taking a left hand turning and drive uphill towards the village. Once you enter the village you will see signs for the village hall to the left, continue and you will find Ferndale on the right hand side situated before the Chapel.

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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	76
(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	



