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Changing Lifestyles

2 The Farthings
Chivenor
Barnstaple
Devon
EX31 4BN

Offers In Excess Of: £600,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 The Farthings, Chivenor, Barnstaple, Devon, EX31 4BN

A SUBSTANTIAL HOME WITH 1 BEDROOM ANNEXE SET WITHIN APPROXIMATELY ONE THIRD OF AN ACRE



- 4 Bedrooms
- 1 Bedroom Annexe currently used as a popular Airbnb
- Well-proportioned Living Room with French doors opening to the garden
- Wonderfully spacious Kitchen / Dining Room.
- Overall plot measuring approximately one third of an acre
- Multiple established garden areas with a wooden Home Office
- Generous driveway parking for several vehicles



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Occupying a generous plot measuring approximately one third of an acre in the village of Chivenor, 2 The Farthings is an exceptionally spacious and highly versatile family home, offering approximately 2,038 sq. ft. of accommodation. The property enjoys a highly convenient position just a short drive from the extremely desirable coastal village of Braunton. Renowned for its thriving community, independent shops, cafés and excellent access to the spectacular North Devon coastline, Braunton remains one of the area's most sought-after places to live. The home is also well placed for access to the popular Tarka Trail, providing a scenic traffic-free route for walking and cycling through the surrounding countryside and towards Barnstaple and Braunton. The property is therefore ideally positioned for purchasers wishing to enjoy village and coastal life while retaining convenient access to Barnstaple and the wider North Devon area.

A particularly noteworthy feature is the adjoining 1 Bedroom Annexe, which is currently used as a popular Airbnb and offers the potential to generate a useful supplementary income. Alternatively, it would be ideally suited to multi-generational living, visiting relatives or those seeking a degree of independence alongside the main residence.

The home is approached over a generous gravelled driveway, providing ample off-road parking for several vehicles. Upon entering the main residence, a welcoming Entrance Hall provides access to the principal ground floor rooms and stairs rising to the first floor. The well-proportioned Living Room extends to approximately 20'10 in length and offers ample space for a variety of sizeable furniture. A feature fireplace housing a wood-burning stove creates an attractive focal point, while French doors open directly onto the garden, allowing plenty of natural light to enter the room and providing a pleasing connection between the internal and external spaces.

At the heart of the home is the wonderfully spacious Kitchen / Dining Room. The kitchen offers an extensive range of storage and preparation space, together with room for a substantial freestanding cooker and additional appliances. The adjoining dining area is particularly generous and provides an excellent setting for everyday family life, entertaining and larger social occasions. Double doors lead from the dining area into the Garden Room, which enjoys views over the surrounding greenery and offers a peaceful additional reception space that could be used as a sitting room, playroom or hobby room. A particularly useful Utility Room provides further storage, appliance space and access to the outside. Completing the ground floor accommodation is a convenient Shower Room.

To the first floor of the main residence are 4 well-proportioned Bedrooms, 3 of which are generous doubles. These rooms provide considerable flexibility for families, with one equally suitable for use as a study or additional home-working space if required. The bedrooms are served by a Family Bathroom.

The adjoining Annexe provides tremendous versatility and is currently operated as a popular Airbnb. It incorporates its own Kitchen / Dining Room on the ground floor, with stairs rising to an impressive double Bedroom with En-suite facilities. This comfortable and well-presented space offers prospective purchasers the opportunity to continue its existing use and generate a supplementary income, subject to any necessary permissions and requirements. Alternatively, it could prove ideal for an older relative, an adult child or regular guests while remaining conveniently connected to the main home.

The property stands within an overall plot of approximately one third of an acre, arranged into multiple established areas of garden that offer plenty of space for relaxation, recreation and outdoor entertaining. A paved seating terrace immediately adjoining the property provides an excellent setting for alfresco dining, while the lawns are complemented by an abundance of established planting, creating a wonderfully leafy setting.

One area of the garden also accommodates a substantial wooden Home Office measuring approximately 4.38m x 3.77m. This provides a valuable dedicated workspace away from the main residence and is ideal for prospective purchasers who work from home, while also offering potential for use as a studio, hobby room or creative space.

Fibre to the premises (FTTP) has already been installed at the property, providing access to a fast and reliable internet connection - an especially valuable benefit for home working and modern family life.

Altogether, 2 The Farthings represents a rare opportunity to acquire a substantial and adaptable home within easy reach of Braunton, the Tarka Trail and the magnificent North Devon coastline. With generous parking, multiple garden areas, a sizeable dedicated home office, FTTP connectivity and genuine Annexe accommodation, its impressive proportions, flexible arrangement and existing Airbnb use make it particularly appealing to larger or extended families, as well as purchasers seeking supplementary income potential.

An internal viewing is strongly recommended to fully appreciate everything this individual property has to offer.

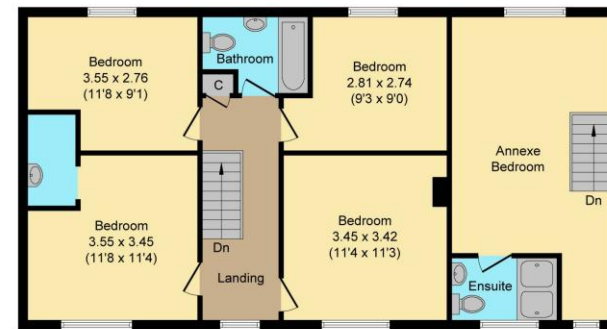
Council Tax Band

D with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor
Floor area 111.30 sq.m. (1198.02 sq.ft.)



First Floor
Floor area 78.0 sq.m. (839.58 sq.ft.)

Total floor area: 189.30 sq.m. (2037.60 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io





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Area Information

The property enjoys a convenient position within Chivenor, just a short drive from the highly sought-after coastal village of Braunton. Renowned for its welcoming community, independent shops, cafés, restaurants and everyday amenities, Braunton also provides an excellent gateway to North Devon's spectacular coastline, including the renowned sandy beaches of Saunton, Croyde and Putsborough.

The regional centre of Barnstaple is also readily accessible, offering a wider range of shopping, leisure and educational facilities, while the nearby Tarka Trail provides scenic walking and cycling routes through the surrounding countryside and along the estuary. This excellent location is ideally suited to those seeking convenient access to local amenities while remaining close to some of North Devon's most desirable villages and beaches.

Directions

What3words: ///initiates.shorten.over

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We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 371 234

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

