Bond Oxborough Phillips

Changing Lifestyles

Appletree Cottage
Shirwell
Barnstaple
Devon
EX31 4JU

Guide Price: £375,000 Freehold







Changing Lifestyles

01271 371 234
barnstaple@boppproperty.com

Appletree Cottage, Shirwell, Barnstaple, Devon, EX31 4JU

A SUPERB DETACHED CHALET BUNGALOW IN A PEACEFUL SETTING ENJOYING OUNTRYSIDE VIEWS

- 3 Bedrooms (including a Ground Floor Bedroom)
- Impressive, dual-aspect Kitchen / Dining Room
- Bright, dual-aspect Sitting Room with French doors opening to the Conservatory
- Ground Floor Shower Room & First Floor Bathroom
- Beautifully maintained landscaped gardens
- Driveway parking & potential for a Garage (STPP)











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A beautifully presented 3 Bedroom detached chalet bungalow enjoying a peaceful setting in the highly desirable North Devon village of Shirwell, just 4 miles from Barnstaple. Offering spacious and versatile accommodation, including a ground floor bedroom and shower room, 2 first floor bedrooms and bathroom, together with a superb all-season conservatory, meticulously maintained gardens, driveway parking and delightful countryside views.

Appletree Cottage occupies an appealing position on the edge of Shirwell, combining the tranquillity of a rural setting with excellent accessibility to Barnstaple and the wider North Devon area. Built in 1997, the property provides spacious and flexible accommodation arranged over 2 floors. Its southerly aspect and attractive outlook are particular features, with mature trees, shrubs and hedging creating an established and private setting.

The accommodation opens into a welcoming Entrance Hall which leads to an impressive 21'2 Kitchen / Dining Room. This generous dual-aspect room enjoys countryside views and is fitted with an extensive range of oak units complemented by solid oak work surfaces, a Butler sink and central island with granite worktop. There is ample space for a substantial dining table, making this an excellent everyday living and entertaining space. A useful Rear Porch provides access to the gardens.

The equally impressive 21' Sitting Room is another bright, dual-aspect room enjoying views over the surrounding countryside. French doors open directly into the Conservatory which has subsequently been upgraded with a solid roof, creating a comfortable additional reception room suitable for year-round use. With direct access onto the garden, this provides an excellent extension of the main living accommodation. Also on the ground floor is Bedroom 3, complete with fitted wardrobes, together with a separate Shower Room with WC. This arrangement provides considerable flexibility and will particularly appeal to buyers seeking a home with ground floor bedroom and shower facilities.

On the first floor are 2 generous double Bedrooms, both benefiting from useful eaves storage, together with the Family Bathroom.

The gardens are a particular feature of Appletree Cottage and have been meticulously maintained by the current owners, providing a beautifully established setting around the property. Areas of well-tended lawn are complemented by an extensive variety of mature shrubs, trees and established hedging, creating colour, interest and privacy. Paved seating and terrace areas provide attractive spaces for outdoor dining and relaxation while enjoying the peaceful surroundings.
Within the gardens are 2 greenhouses and a summer house, while a spacious timber workshop with power provides excellent space for hobbies, storage or practical use.

Appletree Cottage is approached over a tarmac driveway which also provides access to the neighbouring property. There is off-road parking for 2 vehicles together with potential to construct a garage, subject to obtaining any necessary planning permissions and consents.

Council Tax Band
E - North Devon Council

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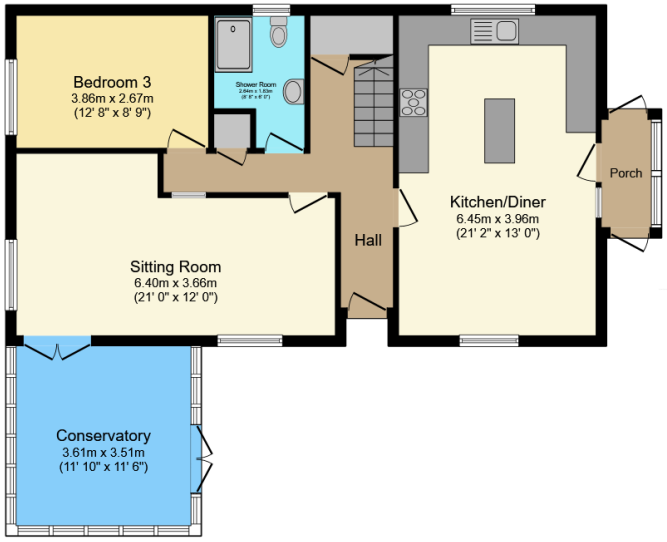
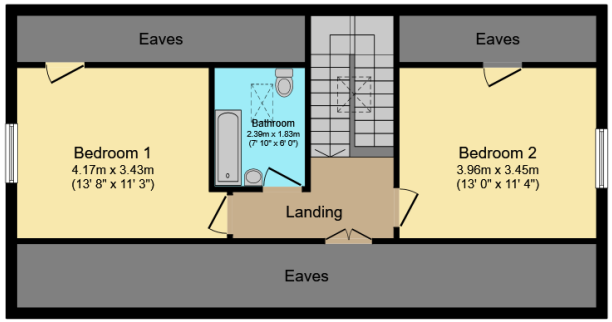


Ground Floor



First Floor

Total floor area: 133.7 sq.m. (1,439 sq.ft.)

This floor plan is for illustrative purposes 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

Shirwell is a tiny scattered parish situated some 4 miles North of Barnstaple on the A39 towards Lynton.

The village is divided into distinct areas, the cluster of houses around the church - the main part of the old village - being called Shirwell 'Town'. The name of this historic village, mentioned in the Domesday Book, means 'clear water' and even today the area abounds in natural springs which bubble out of the ground.

There is a parish church, a Methodist chapel built in 1902 on ground given by Admiral Sir Edward Chichester, a historic house of some note, an old village school and a pre-school.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/minimums.prepares.snores

From Barnstaple, leave the town in the direction of the A39 Lynton road. After 4 miles and entering Shirwell, take the right hand turning on a sweeping left hand, signposted Shirwell Town. Travelling for a further half a mile will lead into Shirwell itself with the entrance drive to Applettree Cottage on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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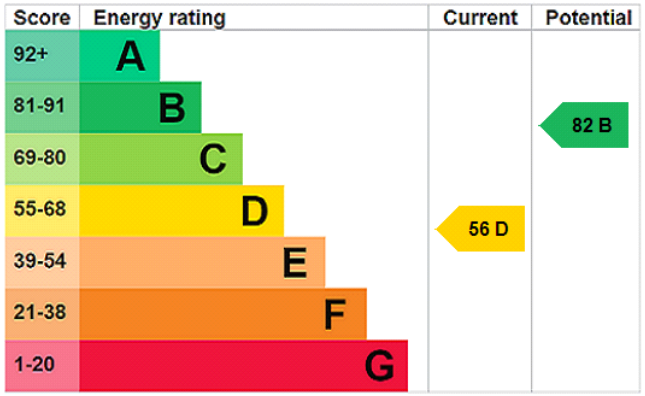

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

