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Changing Lifestyles

5 Alscott Gardens
Alverdiscott
Barnstaple
Devon
EX31 3QJ

Asking Price: £535,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

5 Alscott Gardens, Alverdiscott, Barnstaple, Devon, EX31 3QJ

A SPACIOUS DETACHED HOME ENJOYING A PEACEFUL COUNTRYSIDE SETTING



- 4 Bedrooms (1 En-suite)
- Generous Living Room with striking marble fireplace
- Stylish Kitchen / Breakfast Room
- Separate Utility Room
- Dining room opening to the fully enclosed, west-facing rear garden
- Brick-paved driveway parking & Double Garage
- Stunning countryside & church views from the upper floor
- Located between Bideford & Barnstaple



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Overview

This beautifully presented 4 Bedroom detached home is set in the charming village of Alverdiscott, a peaceful countryside location conveniently positioned between the popular North Devon towns of Bideford and Barnstaple.

Offering an exceptional standard of accommodation, this spacious home is designed for comfortable modern living. From the moment you step into the grand and welcoming Hallway, it is clear that every detail has been carefully considered.

The Ground Floor is well-proportioned, featuring a generous Living Room with a striking marble fireplace and embedded speaker wire for a surround sound system installation. The stylish Kitchen / Breakfast Room is light and airy, fitted with high quality gloss cabinets, modern appliances including a built-in double oven and induction hob, and a breakfast bar for casual dining. A separate Utility Room offers additional storage and appliance space. The Dining Room opens directly onto the fully enclosed, west-facing rear garden, creating an ideal setting for entertaining and relaxing. A convenient Cloakroom completes the Ground Floor accommodation.

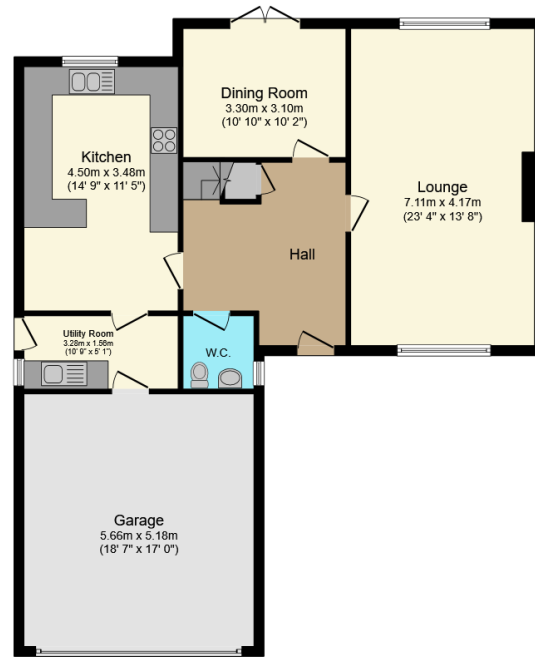
Upstairs, the 4 Bedrooms are all of an excellent size, each enjoying picturesque views over the surrounding countryside and the beautiful medieval church. The Principal Bedroom benefits from fitted wardrobes and a contemporary En-suite Shower Room, fully tiled and equipped with a rainforest shower. The remaining Bedrooms are served by a sleek, modern Family Bathroom featuring a 'P' shaped bath with an overhead shower. The stylish Galleried Landing adds to the feeling of space, offering a wonderful outlook across the landscape.

Outside, the property enjoys a well-maintained front garden with decorative shrubs and a stone wall border. A brick-paved driveway provides off-road parking and leads to a Double Garage with an electric door. Gated access on both sides of the house leads to the rear garden which is fully enclosed and enjoys a peaceful, west-facing aspect. A level lawn and a small shed provide practicality, while steps lead up to a further lawned area surrounded by decorative plants and hedging, all set against the backdrop of the charming village church. The location offers a true sense of tranquillity, with only birdsong to break the silence.

The current owners have also recently replaced the boiler, ensuring efficiency and reliability for years to come. This impressive home combines modern comforts with an idyllic rural setting, making it a fantastic opportunity for those looking to settle in North Devon. Early viewing is highly recommended.

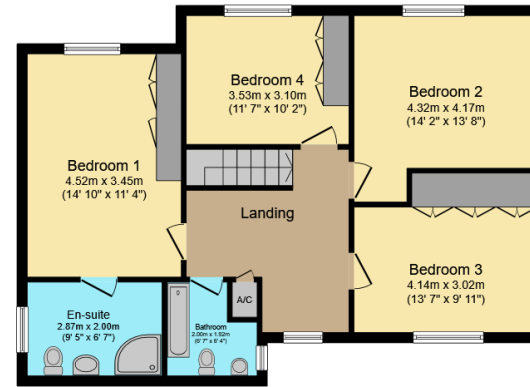
Council Tax Band

E - Torridge District Council



Ground Floor

Floor area 101.5 m² (1,093 sq.ft.)



First Floor

Floor area 74.8 m² (806 sq.ft.)

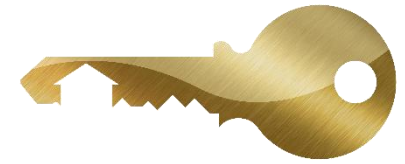
TOTAL: 176.4 m² (1,899 sq.ft.)

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

Alverdiscott is a small village situated on the A3125, which connects the towns of Barnstaple and Bideford. The village is surrounded by beautiful countryside and is home to a number of historic buildings and landmarks. One of the most notable landmarks in the village is the St. Alverdiscott Church, which dates back to the 13th century.

The village of Alverdiscott has a rich history that dates back to the medieval period. The village was once a thriving market town and was an important center for trade and commerce. Today, the village is a quiet and peaceful place, with a small population of around 200 people. The village is home to a number of small businesses, including a post office, a pub and a village hall.

The village is surrounded by rolling hills and lush green fields, and there are plenty of walking and cycling trails in the area.

Directions

From Barnstaple, at the roundabout near the BP Garage, take the B3232 signposted Great Torrington. Stay on this road passing through the villages of St Johns Chapel and Newton Tracey. As you enter the village of Alverdiscott, take the first left hand turning into Alscott Gardens, opposite the church. Proceed into the cul-de-sac to where number 5 will be found on your right 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	