



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Parkview Bungalow  
Shirwell  
Barnstaple  
Devon  
EX31 4JU

**Guide Price: £350,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



Parkview Bungalow, Shirwell, Barnstaple, Devon, EX31 4JU

## A SPACIOUS DETACHED BUNGALOW REQUIRING MODERNISATION



- 3 Bedrooms
- L-shaped Lounge / Diner flooded with natural light
  - Large Kitchen enjoying stunning garden & countryside views
  - 4-piece Bathroom
- Impressive 30ft Workshop & adjoining timber-built Garage
  - Driveway providing ample parking for 6 or more vehicles
- Expansive south-facing garden is a true highlight
- Generous, southerly facing plot, offering privacy, countryside views & endless potential
  - No onward chain



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## Overview

**Nestled in the picturesque village setting of Shirwell is this spacious 3 Bedroom detached bungalow sitting on a generous, southerly facing plot, offering privacy, countryside views and endless potential. Requiring modernisation and available for sale with no onward chain, the property presents an exciting opportunity for buyers looking to create their dream home.**

**Inside, the expansive L-shaped Lounge / Diner is flooded with natural light from its triple aspect windows, with the potential to add a feature fireplace and having French doors leading to the garden and patio area. The large fitted Kitchen provides ample storage with wall and floor units, a spacious breakfast bar, space for a cooker and under-counter provisions for white goods. A front facing window captures stunning garden and countryside views, while a UPVC double glazed door leads to the rear courtyard.**

**The bungalow offers 3 well-proportioned double Bedrooms. The dual aspect Main Bedroom enjoys an abundance of natural light, while bedrooms 2 and 3 benefit from front facing windows overlooking the south-facing garden. The 4-piece Bathroom is in need of updating but provides ample space for a re-design.**

**A standout feature of this property is the impressive 30ft workshop, equipped with a mezzanine floor, mechanics car pit, power and lighting - ideal for hobbyists or professionals alike. An adjoining timber-built Garage, accessible through an internal opening from the workshop, features traditional barn doors and windows to the side and rear elevations.**

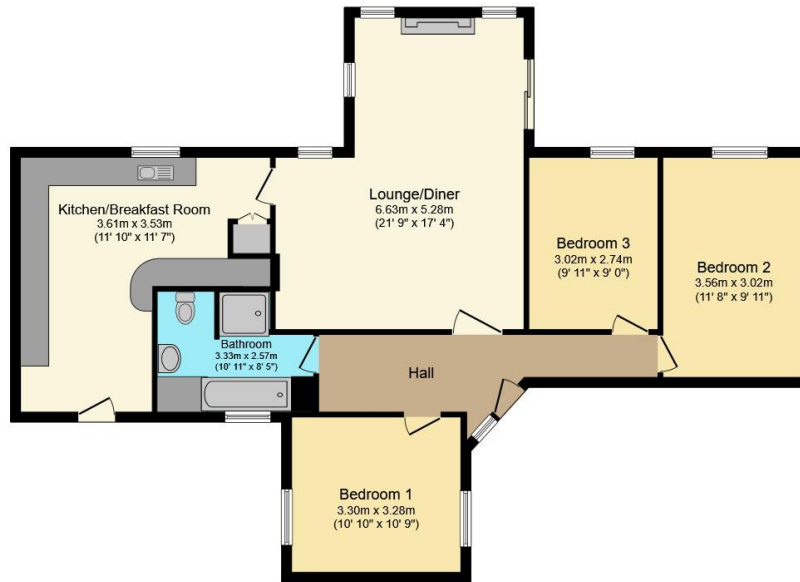
**Externally, a sweeping brick-paved driveway provides ample parking for 6 or more vehicles. The expansive south-facing garden is a true highlight, offering complete privacy with mature trees, shrubs and hedging, as well as a well-maintained lawn, patio area and additional outdoor dry storage. This unique property combines generous living space, exceptional outdoor amenities and a tranquil village location, making it a rare and exciting opportunity.**

## Agent Note

In relation to the sewerage, there is a sophisticated domestic water treatment plant located with the neighbour at Parkview House. Costs have always been shared 50/50.

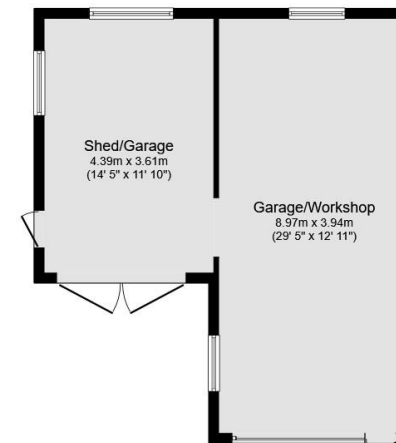
## Council Tax Band

D - North Devon Council



Floor Plan

Floor area 108.6 m<sup>2</sup> (1,169 sq.ft.)



Outbuilding

Floor area 54.8 m<sup>2</sup> (590 sq.ft.)

TOTAL: 163.4 m<sup>2</sup> (1,759 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](http://www.Propertybox.io)













## 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/-condense.push.suitable>

From our Office on Boutport Street, turn right onto Bear Street. At the traffic lights, turn left onto Alexandra Road. At the roundabout, proceed straight across. At the next roundabout, take the second exit onto Pilton Causeway. Continue onto North Road passing North Devon District Hospital on your right hand side and take the second exit at the roundabout staying on North Road which merges onto Shirwell Road. Continue along this road for approximately 3 miles. Entering the village of Shirwell, take the right hand turning towards the village school and continue for approximately 0.5 miles to where the property will be located on your left hand side. Park at the bottom of the driveway before the gate and an agent will meet you on the driveway.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>102</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 