



Bond
Oxborough
Phillips

Changing Lifestyles

Hideaway
Lower Loxhore
Barnstaple
Devon
EX31 4SX

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Hideaway, Lower Loxhore, Barnstaple, Devon, EX31 4SX

A DETACHED BUNGALOW ENJOYING STUNNY VALLEY VIEWS



- 2 Bedrooms
- Spacious & bright Lounge flowing seamlessly into the Sun Room
 - Dual aspect Dining Room
 - Kitchen & walk-through Utility Room
 - 4-piece Bathroom
- Would benefit from some improvements
- Fully insulated Workshop with workbenches, power & lighting
- Lean-to Garage & driveway parking for up to 10 vehicles
 - Beautifully natural front garden
 - Impressive rear garden - ideal for those who appreciate outdoor space



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Overview

Set in a desirable hamlet close to Barnstaple and surrounded by picturesque countryside, this 2 Bedroom detached bungalow enjoys a superb sunny plot with stunning valley views. Offering excellent potential, the property would benefit from some improvements but presents a fantastic opportunity to create a wonderful home in a peaceful setting.

The spacious Lounge is bright and inviting featuring an open fireplace and flowing seamlessly into the Sun Room - a perfect spot to relax while enjoying the countryside outlook. An archway leads to the dual aspect Dining Room which overlooks the front garden and provides an ideal space for entertaining. The Kitchen is fitted with wall and floor units with space for undercounter appliances and connects to a practical walk-through Utility Room offering further storage, plumbing for a washing machine, and access to the front and rear gardens as well as the Workshop / Studio.

Both Bedrooms are of good size doubles. The Main Bedroom benefits from fitted furniture and the second featuring a built-in double wardrobe. The 4-piece Bathroom includes a separate shower and bath but would benefit from modernisation.

A particular highlight of the property is the versatile Workshop which is fully insulated and equipped with workbenches, power and lighting, and offers the potential to be incorporated into the main living space. The lean-to Garage provides additional storage with double barn doors, a rear access door to the garden and a log store.

Outside, the property boasts extensive driveway parking for up to 10 vehicles. The front garden is beautifully natural, with a wild lawn, mature shrubs, seasonal flowers, a pond and hedge borders, creating a private and sun-filled retreat. The rear garden is equally impressive featuring lawned areas, former vegetable patches, fruit bushes, raised bedding areas, a greenhouse and wildflower borders - ideal for those who appreciate outdoor space and a semi-rural lifestyle.

Agent Notes

The septic tank is located in the front garden

Gas central heating. The gas tank is located on the driveway

The driveway approach to the property is shared with two other properties. The shared driveway approach leads to private driveways for each property. All three properties are equally responsible for the maintenance and upkeep of the shared section.

Council Tax Band

D - North Devon Council



Floor plan
Floor area 137.2 sq.m. (1,477 sq.ft.)

Total floor area: 137.2 sq.m. (1,477 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



Hideaway, Lower Loxhore, Barnstaple, Devon, EX31 4SX

Changing Lifestyles



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Hideaway, Lower Loxhore, Barnstaple, Devon, EX31 4SX



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Hideaway, Lower Loxhore, Barnstaple, Devon, EX31 4SX



Area Information

The property is located in a stunning position with excellent woodland walks available from the doorstep. It is also conveniently located within easy access to amenities at Bratton Fleming and Barnstaple, as well as the breathtaking Exmoor National Park, and the beautiful North Devon coastline.

The nearby larger village of Bratton Fleming is around 3.5 miles away and offers a range of amenities including a village shop and primary school. The regional centre of Barnstaple is around 6 miles away and offers all the area's main business, commercial, leisure and shopping venues.

Exmoor National Park, around 4.5 miles away, is famous for its undulating moors and pastureland, with streams and rivers running down through deep wooded combs to the spectacular coastline below, and offers a range of countryside pursuits including walking, shooting and fishing.

The stunning and spectacular coastline is easily accessible, with the coastal village of Combe Martin being the closest, around 9 miles away, with the popular sandy and surfing beaches of Croyde, Saunton, Putsborough and Woolacombe a little further afield.

Directions

what3words - react.firework.mascot

From Barnstaple Town proceed up Bear Street following signs for Bratton Fleming. Continue onto Goodleigh Road and proceed through the hamlet of Snapper. Drive for approximately 3 miles passing Chelfham Viaduct on your right hand side. Take the next left hand turning (Loxhore Cross) signposted Loxhore. Continue over the bridge and take the second right hand turning signposted Lower Loxhore. Continue into the hamlet bearing sharp right and continue straight at the Y-junction, bearing left to where the property will be located after a short distance on your left hand side. The driveway leads you to the property which is located on your right hand side clearly displaying a name plate. An agent will meet you outside to show you around the property.

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		108
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

