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Changing Lifestyles

Khara
Lower Loxhore
Barnstaple
Devon
EX31 4SX

Guide Price: £495,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

A BEAUTIFULLY DESIGNED MODERN DETACHED HOME ENJOYING PANORAMIC COUNTRYSIDE VIEWS



- 4 Bedrooms
- Upside-down, light-filled layout
- Triple aspect Lounge enjoying breathtaking views
 - Dining Room / Sun Room with French doors opening onto the private south-facing garden
- Sleek contemporary Kitchen with walk-in pantry & separate Utility Room
 - Fully insulated Office / Snug
- Stylish 4-piece Bathroom & 3-piece Shower Room
 - Gravelled driveway parking for 4-5 vehicles
 - Beautifully landscaped rear garden
 - No onward chain
- A spacious, high-specification home in a picturesque location



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Overview

Set in a desirable semi-rural location with panoramic countryside views, this beautifully designed modern detached home offers an exceptional blend of style, space and flexibility.

Uniquely arranged with an upside-down layout to maximise the surrounding scenery, the property provides light-filled living accommodation making it ideal for families, professionals working from home or anyone seeking a peaceful lifestyle in a well-connected yet tranquil setting.

The upper floor features a welcoming Entrance Hall that flows into a triple aspect Lounge enjoying breathtaking views across the countryside complemented by a feature wood burner that adds warmth and character. The adjacent Dining Room / Sun Room wraps around the rear of the home offering an ideal space to relax or entertain with French doors opening onto a raised decking area that overlooks the private south-facing garden.

A sleek contemporary Kitchen is fitted with high quality integrated appliances including an undercounter fridge, dishwasher, induction hob, double oven, and a recycling cupboard all set beneath elegant quartz worktops. There is also a walk-in pantry for extra storage and the separate Utility Room houses additional storage and worktop space together with the oil fired boiler and has direct access to the rear garden. The property also benefits from a fully insulated Office / Snug – an ideal work-from-home space or a potential fifth bedroom depending on your needs. A stylish, modern 4-piece Bathroom suite completes the upper level.

Downstairs, the lower level comprises 4 generously sized double Bedrooms. The Main Bedroom enjoys dual aspect windows, and an En-suite Cloakroom. Two rear facing Bedrooms overlook the garden and have fitted double wardrobes, while the fourth Bedroom offers excellent flexibility as a guest room, playroom or further home office. This floor is complemented by a 3-piece Shower Room.

Externally, the property continues to impress. To the front, a gravelled driveway provides parking for 4–5 vehicles, alongside a lawned area, rockery and well-maintained hedged boundaries. Gated side access leads to a beautifully landscaped rear garden which is fully enclosed and south-facing featuring an inset seated patio area with a fire pit, a central lawn, mature trees and shrubs and a gravelled path leading to raised planting beds and double gates returning to the front.

With no onward chain, this is a rare opportunity to purchase a spacious, high-specification home in a picturesque location offering both seclusion and convenience.

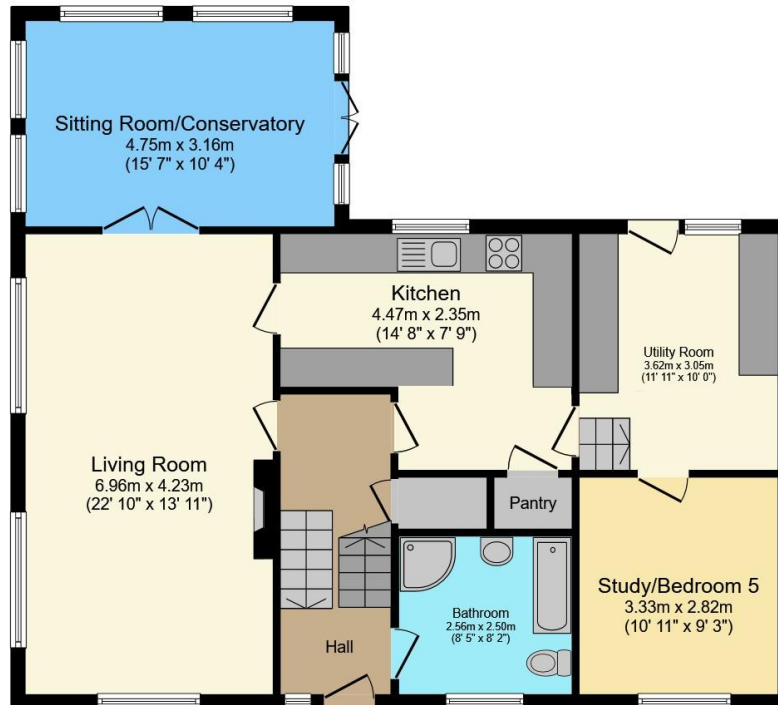
Agent Notes

A new oil fired boiler was installed at the property 2 years ago

The property benefits from having had a full skim and replaster of the upper floor

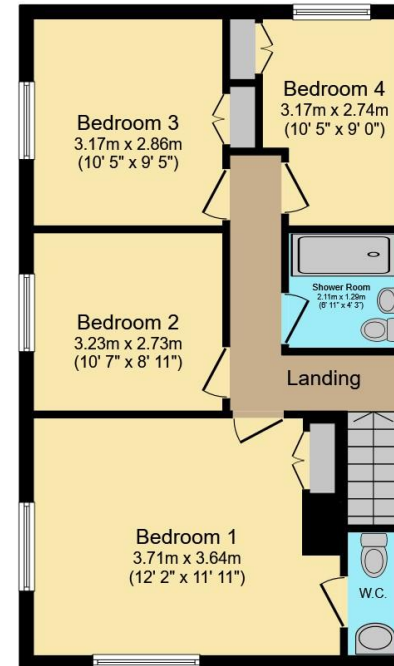
Council Tax Band

E – North Devon Council



Ground Floor

Floor area 96.7 sq.m. (1,041 sq.ft.)



First Floor

Floor area 54.5 sq.m. (587 sq.ft.)

Total floor area: 151.2 sq.m. (1,628 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

The property is 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

Directions to this property can be easily found by using What3words: <https://w3w.co/edges.tarred.scorching>

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 with a name plate and For Sale board clearly displayed. 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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

