



Bond
Oxborough
Phillips

Changing Lifestyles

Honeymead
Lower Loxhore
Barnstaple
Devon
EX31 4SX

Offers Over: £400,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

AN IMMACULATELY PRESENTED & TASTEFULLY RENOVATED BUNGALOW



- 3 Bedrooms

- Beautifully designed, open-plan Kitchen / Dining / Lounge area with wood burner & high-spec kitchen
- Bright Conservatory - perfect for enjoying far-reaching views
 - Compact Office space, Utility & Cloakroom
 - Stylish 4-piece Bathroom
- Positioned on a generous plot with both front & rear driveways
 - Large suntrap patio - ideal for entertaining or relaxing
- Modern living in a tranquil countryside setting enjoying outstanding valley views



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Overview

Nestled in the highly sought after hamlet of Lower Loxhore, this immaculately presented and tastefully renovated 3 double Bedroom bungalow offers modern living in a tranquil countryside setting. Positioned on a generous plot with both front and rear driveways, this home enjoys outstanding valley views and private sunny gardens.

The spacious light-filled interior begins with an extended Entrance Hall featuring a utility area, cloakroom and built-in storage for coats and shoes. At the heart of the home is a beautifully designed, open-plan Kitchen / Dining / Lounge area, complete with a feature wood burner and a high-spec kitchen boasting wall and floor units, a central island, double ovens and an integrated dishwasher. Flowing seamlessly from the main living space is a bright Conservatory - perfect for enjoying far-reaching views and sunshine throughout the day. A handy, compact Office space adds versatility to the layout, ideal for home working.

All 3 double Bedrooms are quietly positioned to the rear of the property. The Main Bedroom features double fitted wardrobes and has the potential for En-suite conversion. A stylish, high-finish 4-piece Bathroom serves the home, complete with a freestanding bath, walk-in shower, vanity wash hand basin and WC.

Outside, the home continues to impress with a large suntrap patio - ideal for entertaining or relaxing, a pathway to the Single Garage and access to the front drive. The rear stepped path leads to a second driveway and additional outside dry storage. Mature trees, shrubs, hedging and well-maintained borders frame the garden, enhancing the property's privacy and charm.

Blending contemporary comforts with countryside serenity, this is a rare opportunity to own a truly turn-key home in one of North Devon's most desirable locations.

Agent Notes

The property has a private septic tank and bottled gas for the boiler.

There are solar panels at the property which currently generate a payback of approximately £2000 per annum.

Council Tax Band

D - North Devon Council

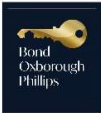


Floor Plan
Floor area 102.1 sq.m. (1,099 sq.ft.)

Garage
Floor area 11.7 sq.m.
(126 sq.ft.)

Total floor area: 113.8 sq.m. (1,225 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/left.phantom.absorb>

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. Bear left to where the property will be located after a short distance on your left hand side with a nameplate and For Sale board clearly displayed. Park on the top driveway or entrance to the driveway. An agent will meet you outside the property to show you around.

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	