

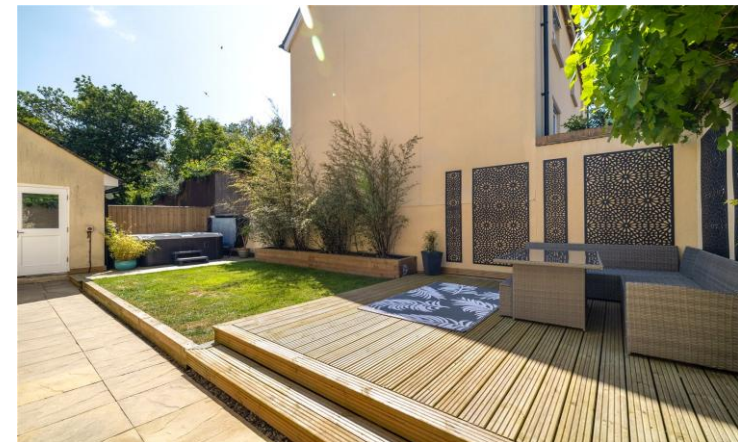


Bond
Oxborough
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Changing Lifestyles

97 Sampson's Plantation
Fremington
Barnstaple
Devon
EX31 3FJ

Asking Price: £375,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

97 Sampson's Plantation, Fremington, Barnstaple, Devon, EX31 3FJ

AN EXCEPTIONALLY WELL-PRESENTED DETACHED HOUSE



- 4-5 Bedrooms (2 En-suite)
- Spacious Lounge with media wall & French doors opening to the rear garden
 - Versatile Study / fifth bedroom
- Modern Kitchen with built-in appliances and island
 - Family bathroom
- Low-maintenance garden with patio, deck, lawn & hot tub
 - Garage & off-road parking
 - A perfect family home!



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Overview

Situated in the ever-popular village of Fremington, conveniently positioned between the bustling market towns of Bideford and Barnstaple and near the picturesque beach at Instow, this exceptionally presented 4 Bedroom detached house offers an ideal home for couples and growing families alike.

Occupying a quiet and desirable spot towards the edge of the sought after Sampsons Plantation development, the property enjoys a tranquil setting, bordered by mature trees and open fields, creating a pleasant and peaceful atmosphere.

The property benefits from attractive iron railings at the front, enhancing its kerb appeal, while to the side, a driveway provides off-road parking and leads directly to a convenient Garage.

Inside, the home offers extensive and flexible ground floor accommodation, highlighted by a beautifully presented and exceptionally spacious Lounge. Meticulously redecorated to an impressive standard by the current owners, this inviting room features a modern media wall complete with a contemporary fireplace. The Lounge benefits from dual aspect windows and French doors opening directly onto the garden, flooding the space with natural light.

Across the Hallway, a versatile Study offers adaptability to serve as a fifth bedroom if desired, providing excellent flexibility for a growing family or guests. Adjacent is the formal Dining Room, equally versatile, ideal as an additional reception room, home office, or children's playroom depending on your family's evolving needs.

To the rear, the strikingly modern Kitchen stands out as a focal point of the home. Beautifully designed and fully equipped with a selection of high quality integrated appliances, the Kitchen includes a stylish Smeg oven, dishwasher, fridge / freezer, wine cooler, and a highly practical instant hot water tap - an everyday convenience that truly transforms daily routines. Centred around an island and benefiting from easy access to the garden, this bright and spacious area naturally serves as the heart of family life and entertaining.

Upstairs, the property boasts 4 generously proportioned double Bedrooms (2 of which enjoy the luxury of En-suite Shower Rooms, providing privacy and convenience). The other 2 double Bedrooms share a spacious family Bathroom with a large window, ensuring plenty of natural light.

Outside, the delightful, low-maintenance rear garden provides the perfect setting for relaxation, entertaining or simply enjoying al fresco dining. A thoughtfully arranged patio area, decked seating and lawned section offer versatility and charm, enhanced by raised flower beds filled with plants and shrubs. Additionally, the inclusion of a luxurious hot tub transforms this outdoor space into a personal spa retreat - ideal for relaxation and unwinding after a busy day.

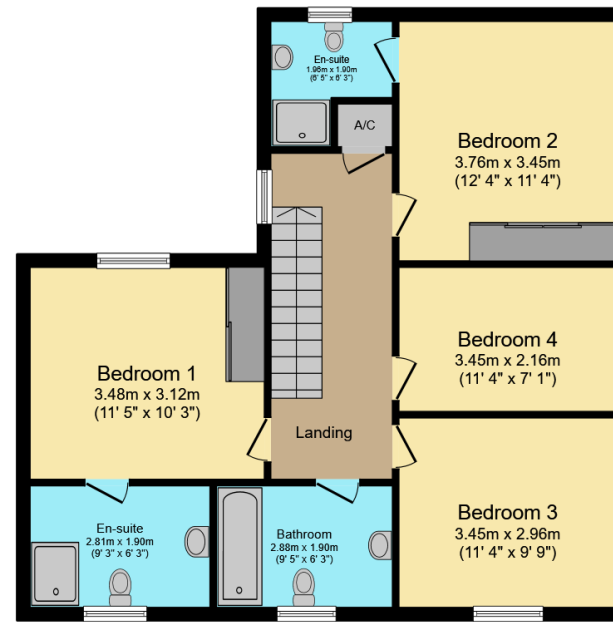
Competitively priced and thoughtfully presented, this superb property represents an exceptional opportunity, offering what promises to become a truly cherished forever home.

Council Tax Band

E - North Devon Council



Ground Floor
Floor area 69.4 sq.m. (747 sq.ft.)



First Floor
Floor area 69.4 sq.m. (747 sq.ft.)

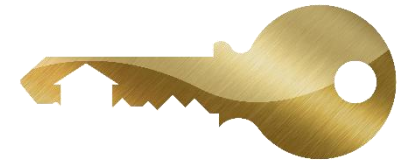
Total floor area: 138.7 sq.m. (1,493 sq.ft.)

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

Fremington is pleasant village close to beautiful Instow and the popular Tarka Trail. Once a thriving port when the railway ran through the village, there are reminders of the area's heritage all around and close to the River Taw – within sight from the top of Sampson's Plantation. Visit the easy-going museum at Fremington Quay for an insight into quite how busy the sleepy Fremington once was.

The village itself is home to several good pubs, churches, a community centre and shops – there's even a chippy. To the west is Instow with its expansive and jaw-dropping views of the Taw / Torridge Estuary and views out to the ocean. In the old days, there used to be a ferry to Crow Point to avoid the 20-mile plus walk to Braunton. The estuary enjoys one of the highest low-high tide ratios in the world at Instow and the surrounding beaches. Seafood restaurants attract people from all over the county and it's not surprising that upstream in the Taw is home to one of the last Salmon net fishermen in the land. The Fremington area of North Devon is a really interesting place full of walks and views, you'll never run out of ideas for places to visit in all seasons.

The property is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Instow, Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed over the Old Bridge taking the first exit at the mini roundabout. Follow the signs for Instow (via the B3233). Continue on this road as you drive past Instow and through Yelland. As you begin to pass through Yelland and reach Fremington, look out for a right hand turning signposted Sampson's Plantation. Turn right into the development and follow the road up to the top. Turn left and follow the road around to your right. Continue along to the top and around to your right again to where number 97 will be found on your left 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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We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

