



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Coombe Close  
Goodleigh  
Barnstaple  
Devon  
EX32 7NJ

**Guide Price: £350,000 Freehold**



Changing Lifestyles

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



7 Coombe Close, Goodleigh, Barnstaple, Devon, EX32 7NJ

## A DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT



- 3 Bedrooms
- Spacious Lounge with wood burning stove
- Conservatory with panoramic garden & valley views
- Well-equipped Kitchen / Breakfast Room
  - Large modern Shower Room
- Backing onto open farmland & enjoying stunning countryside views with coastal glimpses
- 2 separate driveways & Detached Garage
- Sought after village location near pub & primary school



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## Overview

**Situated in a select private cul-de-sac in the sought after village of Goodleigh, this spacious and beautifully positioned 3 Bedroom detached bungalow enjoys an enviable setting backing onto open farmland with panoramic views across the valley to Barnstaple and glimpses of the North Devon coast beyond.**

**Set on a mature, generous plot, the property offers two separate driveways - one leading to a Detached Garage, and another providing additional off-road parking for two vehicles, ideal for visiting family, guests or multiple car households.**

**Internally, a large covered Entrance Porch opens into a welcoming 'L' shaped Reception Hall. The delightful Lounge features a striking fireplace with a wood burning stove and leads through fully glazed French doors into a Conservatory that captures the full beauty of the surrounding countryside.**

**There are 3 well-proportioned Bedrooms (including one double aspect Bedroom positioned just off the Lounge), and a spacious, modern Shower Room. The Kitchen is well-appointed with solid wood fronted units, granite effect worktops and integrated electric appliances, while electric radiator heating ensures comfort throughout the year.**

**Outside, the established gardens wrap around the property, offering privacy, space and uninterrupted views - a true highlight for those looking to embrace a countryside lifestyle without being isolated.**

**Located just a short drive from Barnstaple and within walking distance of a highly regarded primary school and a popular village pub, this home blends rural charm with everyday convenience, perfectly aligned with a lifestyle of comfort, space and connection to nature.**

### Outside

The property sits within a generous and well-tended plot, enjoying two separate driveways - one providing off-road parking for a vehicle and access to the Detached Garage, while the second offers tandem parking for two cars, perfect for visiting guests or multi-car households.

The front garden is beautifully landscaped with a rich variety of mature planting including wisteria, acers and a charming wildlife pond, creating a colourful and tranquil welcome. A gate to the side offers all-round pedestrian access to the rear.

The rear garden is a true highlight, backing directly onto open farmland, where grazing cows occasionally add to the rural charm. Designed with both productivity and relaxation in mind, it features vegetable beds, flower borders, extensive patio style paving and a formal lawn.

A raised decking area, accessed via the conservatory, offers the perfect spot to unwind and enjoy the panoramic views stretching across the valley. The garden is also well-equipped with a greenhouse, two garden sheds and a useful cellar with restricted head height, ideal for storage.

**Garage** - 19' x 8'2" (5.8m x 2.5m)

With up and over door. Power and light connected. Personal door to the rear of the garage.

### Useful Information

Services: Mains water, drainage and electricity

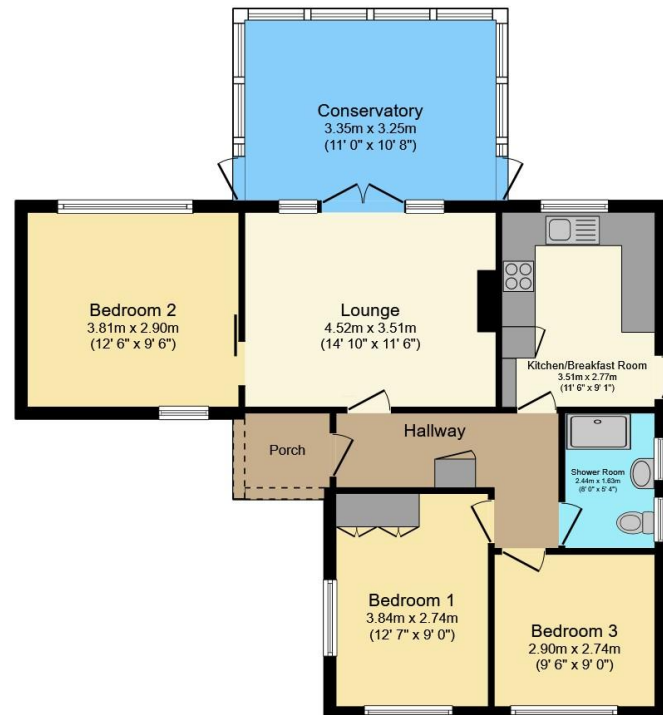
Heating: Electric heating system with boiler located in the loft

Loft: Part-boarded and fully insulated with fitted ladder and light connected

Access: Coombe Close is a private road

### Council Tax Band

D - North Devon Council



Floor Plan

Floor area 88.5 sq.m. (953 sq.ft.)

Total floor area: 88.5 sq.m. (953 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)





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## Area Information

The village of Goodleigh has an excellent community with an ancient parish church, primary school and a popular village inn. Also, the bus service for the renowned West Buckland School runs through the village. Goodleigh enjoys easy access to the regional centre of Barnstaple, Exmoor National Park and the spectacular North Devon coastline.

The regional centre of Barnstaple is around 2.5 miles away, and offers all the area's main business, shopping, commercial and leisure facilities.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/haunt.inhabited.else>

From the traffic lights on the inner relief road in Barnstaple, take the turning to Bratton Fleming /Goodleigh. After a mile or so, take the right hand turning to Goodleigh / Brayford. As you enter the village through the 30 speed restriction, proceed around the corner and as you start to rise up the hill, turn left into Coombe Close to where number 7 will be situated towards to the top of the road.

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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