



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Fortescue Drive  
Filleigh  
Barnstaple  
Devon  
EX32 0FH

**Guide Price: £375,000 Freehold**



Changing Lifestyles

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



4 Fortescue Drive, Filleigh, Barnstaple, Devon, EX32 0FH

## A STUNNING SEMI-DETACHED HOME



- 3 Bedrooms (1 En-suite)
- Set on the edge of the prestigious Castle Hill Estate in Filleigh
- Bright & inviting Living Room with a charming bay window
- Stylish Kitchen / Dining Room - the heart of the home with doors opening onto the garden
- Rear Porch / Utility & downstairs Cloakroom
  - Upstairs Family Bathroom
- Private rear garden with a lawn & paved patio
  - perfect for al fresco dining
  - Private rear parking area



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## Overview

**Set on the edge of the prestigious Castle Hill Estate in Filleigh, this stunning semi-detached home is part of an exclusive, high quality development. Completed in 2022 by the respected Mazzard Construction Limited, it offers a contemporary, high-specification finish designed for modern living.**

**The development features broad, well-maintained roads, traditional stone boundary walls and thoughtfully landscaped green spaces that seamlessly connect to the Grade I listed parkland of Castle Hill. Upon entering, you're welcomed into an Entrance Hall with stairs leading to the first floor and direct access to the bright and inviting Living Room which boasts a charming bay window and a spacious understairs storage cupboard.**

**Beyond the Living Room lies the heart of the home - a stylish Kitchen / Dining Room blending form and function. This generous space is fitted with sleek wall and base cabinetry, a central island with breakfast seating, and premium integrated appliances including a fridge/freezer, a double oven, an induction hob and dishwasher. Double doors flood the room with natural light and open directly onto the garden, creating an idyllic indoor-outdoor connection. A Rear Porch / Utility off the Kitchen offers plumbing and space for white goods, alongside a convenient downstairs Cloakroom and additional garden access.**

**Upstairs, 3 generously sized double Bedrooms provide ample room for free-standing furniture and tranquil views. The Primary Bedroom is complemented by fitted wardrobes and an En-suite Shower Room, while a beautifully presented Bathroom features a bath with shower over.**

**The private rear garden is a highlight, with a lawn bordered by mature shrubs, a paved patio - perfect for al fresco dining, and a timber shed. Two side gates provide easy access to the private rear parking area and the side of the property.**

**Call 01271 371 234 to arrange a viewing today!**

## Agents Note

Fortescue Drive is accessed by a privately managed road with shared areas and drainage maintained by a management company. The current annual service charge is to be confirmed.

## Council Tax Band

C - North Devon Council



Total floor area: 108.6 sq.m. (1,169 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 Filleigh has a church, primary school and village hall. It is situated 3 miles from South Molton and 8 miles from Barnstaple.

South Molton provides good local facilities including a range of shops, a post office, supermarket, health centre, schooling to secondary level and twice weekly pannier market. The renowned West Buckland School is within easy reach.

Exmoor National Park and the renowned North Devon coastline are both within easy reach by car.

## Directions

From Barnstaple, follow the signs for Landkey / Swimbridge. At the Portmore roundabout, take the 1st exit onto the A361. At the roundabout, take the second exit onto Blakes Hill Road and continue through the village of Landkey. Proceed through the village of Swimbridge and follow the signs for Filleigh. Just before passing Filleigh Village Hall, turn right signposted The Old Smithy. The property will be located by following the brick-paved driveway into the estate.

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.

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# We are here to help you find and buy your new home...

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## 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.

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

