



Bond
Oxborough
Phillips

Changing Lifestyles

Spring View
Parracombe
Barnstaple
Devon
EX31 4PE

Guide Price: £525,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

Spring View, Parracombe, Barnstaple, Devon, EX31 4PE

A Beautifully Positioned Detached Bungalow with Exceptional Rural Views...



- Located in a peaceful and tranquil setting
 - Three spacious bedrooms
 - Garage and off Road parking
 - Outstanding countryside views
- Bright and spacious accommodation
 - Ensuite bathroom
 - EPC: D
 - Council Tax Band: E



Nestled in the heart of the sought-after Exmoor village of Parracombe, Spring View is a beautifully presented three-bedroom detached bungalow offering generous living space, spectacular countryside views, and immaculately maintained gardens, all just moments from some of North Devon's most scenic walking routes.

Set on a generous plot, the property benefits from ample off-road parking, a single garage, and gardens to the front and rear that provide privacy, space, and striking outlooks.

Inside, the home features a spacious open-plan kitchen and dining area, filled with natural light and perfect for both everyday family life and entertaining. A separate reception room offers flexible use, ideal as a formal sitting room, snug, or home office.

The main living room enjoys an elevated position with large picture windows framing breathtaking views of the surrounding countryside and the property's impressive rear garden. Sliding patio doors open onto a raised terrace, the perfect spot for summer dining or soaking up the tranquil setting. Just off the patio is a covered wooden shelter, ideal for a hot tub or outdoor seating, taking full advantage of the panoramic rural backdrop.

The accommodation includes three double bedrooms. The main bedroom features built-in wardrobes and a stylish en-suite shower room. The further two bedrooms are well-proportioned and offer flexible space for family or guests. A well-appointed family bathroom completes the internal layout.

Externally, the front garden includes a level lawn, a tool shed, and mature shrub borders. To the rear, a gently sloping lawned garden leads down via stone steps to a peaceful orchard and a stream, offering a delightful natural sanctuary and additional space for gardening or recreation.

Spring View is a rare opportunity to acquire a well-maintained, spacious bungalow in a tranquil village setting, combining the best of countryside living with practical family comforts. Early viewing is highly recommended.



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The village of Parracombe offers traditional amenities including: popular pub and restaurant; primary school; two places of worship, which include the ancient Church of St Petrock. Parracombe lies towards the edge of the Exmoor National Park, which offers an excellent array of wildlife and scenery and is within easy reach of the dramatic coastline around the areas of Lynton and Lynmouth. Other nearby attractions include the beaches of Saunton, Croyde and Woolacombe, Lynton with its shops, post office, doctors surgery and treatment centre some 5 miles away. The market town of Barnstaple, the historic and regional centre of North Devon, is less than 12 miles away; and is accessible via a bus service running close to the property. Barnstaple is situated in the valley of the River Taw, it is also surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.



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Main Entrance - Door and window leading to;

Entrance Hall - Wooden floor, wall mounted lights, loft access, door leading to;

W.C - 6'4" x 3'6" (1.93m x 1.07m)

Partly glazed window to front elevation, low level flush button W.C, wash hand basin with storage below and, wooden flooring, extractor fan.

Kitchen /Diner - 13'11" x 17' (4.24m x 5.18m)

UPVC double glazed window to front elevation, UPVC double glazed window to rear elevation, wooden floors, a range of wall and base units, Cookology 4 ring induction hob with extractor fan above, integrated double oven and microwave, granite effect countertops, sink inset into countertops, space for dishwasher, space for fridge/freezer, plumbing for washing machine, spot lighters, door leading to;

Hallway - UPVC double glazed door to front elevation, wooden partly glazed door to rear elevation leading to garden, sliding door leading to;

Garage - 10' x 18'1" (3.05m x 5.5m)

Partly glazed window to front elevation, up and over door, built in storage, electricity outlets.

Reception Room - 11'2" x 9'7" (3.4m x 2.92m)

UPVC double glazed window to rear elevation, wooden effect flooring, radiator.

Living Room - 18'5" x 12'6" (5.61m x 3.8m)

UPVC double glazed window to front elevation, UPVC double glazed sliding door to side elevation leading to patio, wooden flooring, log burner, media wall, radiator.

Bedroom One - 16'5" x 11'7" (5m x 3.53m)

UPVC double glazed window to front elevation, wooden flooring, built in wardrobes, radiator, door leading to;

Ensuite Bathroom - 7'2" x 5' (2.18m x 1.52m)

Corner shower with Fritton shower, tiled flooring, tiled from floor to ceiling, low level flush button W.C, wash hand basin with storage below and vanity above, wall mounted towel rail, extractor fan, spot lighters.

Bedroom Two - 13'4" x 9'6" (4.06m x 2.9m)

UPVC double glazed window to side elevation, storage cupboard housing immersion heater, radiator.

Bedroom Three - 13'2" x 7'6" (4.01m x 2.29m)

UPVC double glazed window to side elevation, radiator.

Bathroom - 13'1" x 5'6" (4m x 1.68m)

UPVC double glazed window to side elevation, vinyl flooring, corner shower, low level flush button W.C, electric towel rail, pedestal wash hand basin with storage below and vanity mirror above, panel bath with shower attachment over, extractor fan.

Hallway - Wall mounted lights, partly glazed window to side elevation, radiator.

Outside The gardens at Spring View offer a perfect blend of space, privacy, and scenic beauty. The front features a level lawn with mature shrubs and a handy tool shed. To the rear, a gently sloping lawn enjoys far-reaching countryside views and leads down to a peaceful orchard with a stream.

A raised patio off the main living room provides an ideal spot for outdoor dining, alongside a covered wooden shelter perfect for a hot tub or seating area. This outdoor space creates a tranquil retreat, ideal for relaxing or entertaining in a stunning rural setting.

AGENTS NOTES - This property is a traditional stone and brick construction, located in an area with a very low flood risk. It has direct connections to mains electricity and water and sewage services. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps, Superfast at 76 Mbps. Mobile service coverage is poor. Currently, there are no planning permissions in place for this property or any nearby properties. The property does not involve any shared access or rights of way.

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Directions

From our Ilfracombe office with the shop premises on your left hand side proceed out of town in a westerly direction in the direction of Barnstaple. On reaching Mullacott Cross roundabout take the first exit. Continue to follow this road and upon the roundabout, take the second exit. Continue on this road for approximately 3 miles and take a right towards Blackmore Gate. At the Blackmoor Gate junction, take the next left signposted Lynton/Lynmouth. continue approximately 1 mile taking the left hand turning signposted Parracombe. Upon reaching the heart of the village turn left onto Pencombe Rocks , continue for 200 yards and the property will be on your right hand side with a for sale board displayed.

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 & 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 able 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...

119 High Street

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Devon

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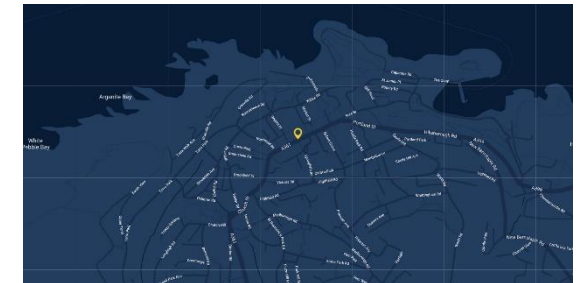
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 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

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for a free conveyancing quote and
mortgage advice.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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