



Bond
Oxborough
Phillips

Changing Lifestyles

Winterbourne
Kings Heanton
Barnstaple
Devon
EX31 4ED

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Winterbourne, Kings Heanton, Barnstaple, Devon, EX31 4ED



A CHARMING BUNGALOW SITUATED IN A PEACEFUL RURAL HAMLET

- 2 Bedrooms
- Lounge / Diner with fireplace housing wood burning stove
 - In need of modernising
 - Garage & driveway parking
- Generously sized gardens with Greenhouse & Outbuilding
 - No onward chain



Kings Heanton is a tranquil and timeless hamlet located approximately 3.5 miles from Barnstaple.

The well-known National Trust country property Arlington Court is a short drive away, as well as Marwood Gardens for walks and cream teas.

Road links provide access to the coastal locations of Lynton and Lynmouth, Ilfracombe, Woolacombe, Croyde and Saunton with their award-winning beaches.



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This charming bungalow is situated in a quiet and peaceful rural hamlet, providing a tranquil retreat for its residents. Set in a rural location, this bungalow offers the potential to create a peaceful sanctuary away from the hustle and bustle with open countryside on your doorstep.

Although in need of modernising, this property boasts a range of unique features that make it an appealing investment opportunity. The fireplace adds a touch of warmth and character, perfect for creating a cosy atmosphere during colder months. Additionally, the garage and parking spaces provide ample room for storage and multiple vehicles. The generously sized gardens offer a fantastic space for outdoor activities or simply enjoying the scenic surroundings.

The interior of this home offers 1 Reception Room, an open-plan space with an L-shaped layout, creating a versatile living area. The fireplace serves as a focal point, while garden views and direct access make this room seamlessly blend indoor and outdoor living. The presence of natural light further enhances the inviting atmosphere.

The further accommodation includes 2 Bedrooms (the main Bedroom featuring built-in wardrobes and countryside views). This double Bedroom benefits from an abundance of natural light, creating a peaceful and serene environment. The second Bedroom is compact and ideal as a Single Bedroom / Office.

Offered to the open market with no onward sales chain, please call to arrange a viewing.

Open Storm Porch

Steps up to entrance door.

Entrance Hall

Built-in airing cupboard housing hot water tank and shelving. Hatch access to loft space. 2 radiators, power points, fitted carpet.

Lounge / Diner - 18'2" x 16' (5.54m x 4.88m)

An 'L' shaped, dual aspect room with UPVC double glazed window to front elevation enjoying countryside views and UPVC double glazed sliding patio doors opening to the rear garden. Feature fireplace housing wood burning stove. Power points, TV point, 2 radiators, fitted carpet.

Kitchen - 13'6" x 7'11" (4.11m x 2.41m)

Fitted Kitchen with wall and floor units, work surfaces and 1.5 bowl stainless steel sink and drainer with tiled splashbacking. Built-in 4-ring gas hob and electric double oven. Space for fridge / freezer. Space and plumbing for washing machine. UPVC double glazed window overlooking the rear garden. UPVC double glazed door opening to the rear garden.

Bedroom 1 - 12' x 9'7" (3.66m x 2.92m)

A light double Bedroom with UPVC double glazed window to front elevation enjoying countryside views. Built-in wall-to-wall fitted wardrobes. Radiator, power points, telephone point, fitted carpet.

Bedroom 2 - 8'4" x 7'2" (2.54m x 2.18m)

A single Bedroom / Office with UPVC double glazed window overlooking the rear garden. Radiator, power points, fitted carpet.

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Shower Room - 6'8" x 5'5" (2.03m x 1.65m)

3-piece white suite comprising corner shower cubicle with shower over and a tiled surround, WC and hand wash basin. Half tiled walls, radiator, shaver socket, fitted carpet. UPVC double glazed obscure window to side elevation.

Garage - 21'5" x 9'5" (6.53m x 2.87m)

Barn doors to front elevation. Oil fired boiler, consumer unit, utility meters. Power and light connected.

Outside

To the front of the property is private driveway parking for 2 vehicles border by walls housing flowers, shrubs and trees.

Gated access at both sides of the property leads to the oil tank on one side and the rear garden on the other side.

To the rear of the property is a private and sunny garden with a large patio and large lawn complemented by flower borders, mature trees and bushes. There is a Greenhouse and a stone-built Outbuilding.

Useful Information

The gas hob is supplied by bottled gas. Oil fired central heating throughout.

Council Tax Band

D - North Devon Council

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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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions

Directions to this property can be easily found by using What3words: flute.doll.ledge (<https://w3w.co/flute.doll.ledge>).

From our Office on Boutport Street, proceed up Bear Street turning left at the traffic lights onto Alexandra Road. At the roundabout, take the second exit staying on Alexandra Road. At the next roundabout, take the first exit onto Pilton Causeway / B3149. At the next roundabout, take the second exit onto Rolle Street / B3149. Continue onto Braunton Road / A361. Turn right onto Chaddiford Lane and at the end of the lane, turn left towards Bradiford. Continue for approximately 1.5 miles following signs for Prieford. Upon entering Prieford, you will pass a row of cottages on your right hand side. Take the immediate right hand turning and continue along the country road towards Kings Heanton. At the next junction, turn right and continue a short distance to where Winterbourne will be found on your left hand side with a nameplate clearly displayed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.