



Starfields



STAGS

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7 Alscott Gardens, Alverdiscott, Barnstaple, Devon, EX31 3QJ
Great Torrington & Bideford 5 miles, Barnstaple 7 miles,
Westward Ho!/coast 8 miles

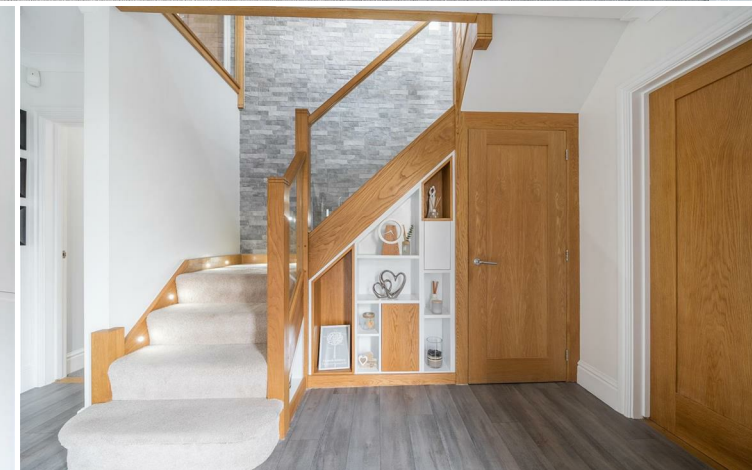
A beautifully presented detached home with driveway parking, landscaped garden and fine countryside views set in the charming village of Alverdiscott.

- 5 Bedrooms
- 4 Bathrooms
- Garden BBQ lodge
- Stunning interior
- Freehold
- 3 Reception Rooms
- Games Room
- Underfloor heating
- A must-see
- Council tax band F

Offers Invited £560,000

SITUATION

Alverdiscott is conveniently situated within easy reach of Barnstaple which offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361, which connects to the motorway network via junction 27 of the M5 or via rail and the Tarka Line. Alverdiscott benefits from a regular bus service to and from Barnstaple for those commuting to work or just heading into town for a few hours. The village of Newton Tracey is located just over a mile away and offers a traditional pub which serves great food. The towns of Bideford and Great Torrington are also a short drive away and offer an extensive range of amenities including banks, butchers, bakeries, pubs and restaurants, various shopping facilities, post offices, primary schools, secondary schools and supermarkets. The coastline at Westward Ho! is just 8 miles away and benefits from a safe and sandy beach, which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England. There is also access to the South West coastal footpath, which affords excellent walks with stunning vistas of the rugged North Devon coastline.



ACCOMMODATION

The entrance hall benefits from underfloor heating and a large built-in shelving and cupboard unit and gives access to all rooms including a fully tiled WC with heated towel rail. An oak handrail and glass balustrade with runway lighting leads up the stairs. The Lounge enjoys large windows with fine views of the surrounding countryside, an attractive, remote controlled electric fireplace and Tado system for the heating and water. The dining room leads on from the lounge with folding oak and glass doors giving the option to make a more open-plan space. The dining room provides more than enough room to house a large dining table or it could be used as a secondary sitting room/snug, this room can also be accessed from the entrance hall. The kitchen benefits from underfloor heating and is fitted with a range of modern units with plinth and under-cupboard lights and includes two eye-level ovens, 5 ring hob, extractor, full height fridge and full height freezer, microwave and dishwasher. The utility room, also with underfloor heating and plinth/under-cupboard lights, includes lots of storage and an integrated washing machine. The games room is a wonderful family space for entertaining but could also be used as a home studio. This room is created using the rear of the double garage and this could be reinstated quite easily. To the rear of the property is the versatile sun room with a gas remote controlled fire. This could be used as a second reception room, conservatory, play room or a place to simply sit and enjoy the sun with access to the garden.

On the first floor are 5 bedrooms, two being large king-sized rooms, two double rooms and a single room currently used as an office with fitted furniture and shelf lighting. The principal bedroom is particularly impressive being double aspect with fine views and a modern ensuite shower room with underfloor heating and heated towel rail. Bedroom 2 also has its own ensuite with heated towel rail and Juliette balcony overlooking the rear garden. The fully tiled family bathroom includes a Jacuzzi bath and underfloor heating. There is a large walk-in airing cupboard with shelving, offering ample storage space.

OUTSIDE

To the front of the property is a resin driveway with parking for a number of vehicles, a raised pond with patio area to enjoy the views and an electric garage door which is remote controlled and leads to a small area with ample storage.

The south-facing rear garden is easy maintenance and has been cleverly landscaped to create a large patio, perfect for al fresco dining. The garden also offers a pond with waterfall feature and steps alongside feature rocks to another elevated sitting area where you can access the wonderful BBQ lodge with an open fire pit which is great for entertaining up to 15 people in all weathers. There are ample power points and a garden shed with light and power connected.

PROPERTY INFORMATION

All mains connected.

Brick construction under slate roof.

Solar panels which reduce electric bills and generate income.

We understand there is a service charge towards the communal sewage currently set at £192 per annum. This means water bills are significantly cheaper.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

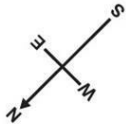


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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

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Approximate Area = 2374 sq ft / 220.5 sq m
Garage = 34 sq ft / 3.1 sq m
Total = 2408 sq ft / 223.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1254042.