



H O R W O O D G R A N G E





Horwood Grange

Horwood, Bideford, EX39 4PF

Bideford 4 miles • Instow 4.5 miles • Barnstaple 6.5 miles
(Beach) Westward Ho! 6.5 miles • (Beach) Woolacombe 18 miles • Exeter 40 miles

Individual "Grand Designs" style eco home situated in private yet convenient location set in 30 acres of grounds.

- Detached Eco House with exceptional views
 - "Grand Designs" style home
 - 6 Bedrooms, 5 Bathrooms
- Approximately 5000 Sq Feet of Accommodation
 - Zoned Under Floor Heating
- Extensive 30 acre Grounds (less available on request)
 - Carport with Electric Vehicle Charging points
 - 1 GB Fibre Broadband (FTTP)
 - No Onward Chain

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Situation and Amenities

Horwood Grange is situated on the fringe of the favoured tranquil village of Horwood, conveniently located within easy access of Barnstaple, Bideford, Instow, Torrington yet with its own active community with facilities which include a church and a local farm shop. The property is located off a quiet country road on high ground surrounded by glorious open countryside and stunning fine views over adjoining farm-land and the river Torridge in the distance. The nearby village of Lovacott offers a primary school, village hall with a bus service available from here. Newton Tracey is about 1.25 miles, lies on the B3232 Torrington road and has a popular pub/ restaurant and bus services operating from here to Barnstaple, which is about 7 miles away.

The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities including various shops, butchers, pubs and restaurants. Bideford has schooling for all ages (public and private), five supermarkets, variety of cafes, boutique shops, places of worship and large public park. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Next, Crew Clothing and Starbucks. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 4 miles away). The renowned coastal town of Westward Hol is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. There are also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline. Although on the outskirts of Barnstaple, Sainsburys at Roundswell, an out of town residential/ business district, is just 3.5 miles, the Regional centre of Barnstaple offers the area's main commercial, business, leisure and shopping venues as well as the District Hospital and Theatre. The market town of Bideford is about 3 miles and offers an excellent range of amenities. At Barnstaple the North Devon Link Road provides access to Tiverton Parkway in about 45 minutes where there are trains to London in about 2 hours. A little beyond is Junction 27 of the M5 motorway. Prominent independent schools nearby include West Buckland, Kingsley and Shebbear College.

Description

We are delighted to offer for sale, this recently completed, eco home, set in an elevated position with breath-taking views of countryside, rolling farmland and coast in the distance. This stunning contemporary home offers a potential buyer the opportunity to purchase their own rural "Grand Design" style property. Horwood Grange has been finished to an exceptionally high standard throughout with numerous eco-credentials including state of the art zoned marbled underfloor heating, air source heat pump, fresh air, heat recovery system and multiple car charging points giving this property an excellent EPC rating*.

The owners have achieved something that can be difficult to fulfil, creating free flowing open plan style living, but also with a cosy feel. The property seamlessly blends a mix of open plan areas and cosy spaces that suit the modern lifestyle.





The accommodation offers roughly 5,000 sq ft of accommodation configured over two floors. The property has a spectacular, full height entrance hall which leads to the main ground floor reception rooms and bedrooms which include, separate living room, study/bedroom and impressive vaulted, open-plan kitchen/living and dining area with floor to ceiling windows enjoying stunning views. There are a total of six generous bedrooms with ensuite bathrooms and dressing areas. There is also fantastic potential to increase the accommodation by taking advantage of the double-height ceilings to create mezzanine rooms/library or dressing areas. Stairs lead to the first floor accommodation which is where the 6th bedroom is located with an adjoining ensuite bathroom.

The property is approached off a quiet country lane with private pillared entranceway with a gently sloping tarmac driveway leading up the property. The property presents beautiful larch timber clad elevations with black framed windows giving the property a striking finish. Recessed within the building is the large covered carport with lighting and setup for multiple vehicle charging points.

Horwood Grange is set in approximately 30 acres of gently sloping paddocks bordered by mature hedgerow and trees and enjoys enviable views over its land and the surrounding countryside with Bideford in the distance.

Accommodation

The property is accessed by contemporary matching black front door with glazed window above allowing light to flood into the hallway. The impressive full height hallway has white marble tiles with underfloor



heating which runs throughout the ground floor. At the heart of the property is a stunning oak and glass staircase leading up to the 6th bedroom with ensuite or home office depending on your configuration.

Matching oak and glass double doors open into the open plan 29 ft kitchen/living/dining room, boasting a fantastic entertaining space. The kitchen features granite worktops and a range of Bosch built in appliances. The sleek slate grey units contrast to the room and work beautifully with the white marble flooring. Floor to ceiling windows on two sides of the room look onto panoramic views across the countryside with the town of Bideford in the distance where sunsets can be enjoyed.

From the hallway there is a separate sitting room with views from floor to ceiling windows towards the surrounding countryside. A further room resides next door and could be utilised as office/games



room/cinema/bedroom with potential to increase the accommodation by taking advantage of the double-height ceilings to create mezzanine rooms/library or dressing areas. This space has the added benefit of a Jack and Jill shower room that opens out onto the hallway.

The main bedroom suite is located to the rear also with high ceilings and dual aspect floor to ceiling windows on two sides of the room, again giving access to the astonishing views. This room also boasts a large walk in wardrobe/dressing room which leads through into the ensuite. The luxury ensuite bathroom features his and hers wash hand basins, w.c, bath and separate walk in shower.

There are two further bedrooms to the other side of the home, similar in size each with dressing rooms and their own ensuite bathrooms comprising of double shower cubicles, toilets and vanity unit sinks.

To the front of the property, adjacent to the kitchen is an additional bedroom or home office or play room. From the hallway there is a spacious utility/laundry room and handy shower room, space for washing machine and laundry as well as a further boot room space.

Outside

Formal gardens wrap around the property with stone chipping pathways and seating areas. There are pretty ornamental shrubs and herb beds. The grounds amount to approximately 30 acres of meadows and rolling fields and paddocks bordered by mature hedgerow, specimen trees and stream. Magnificent views over the neighbouring countryside can be enjoyed from the grounds including views extending to Bideford in the distance.

Energy Performance Certificate

The property currently has a B-rating EPC, however the vendor has an understanding that the property has the potential to be A-rating with the addition of 5kw pv solar panels which the vendor has agreed to install prior to completion.

Services and Eco Credentials

The property is heated via an incredibly efficient air source heat pump, further helped by a fresh air, heat recovery system with Mitsubishi air source heat pump that helps circulate the air, maintaining a constant temperature throughout which improves efficiency greatly. The windows are double glazed and solar-protected. The property has mains water and private drainage with water treatment plant located within the grounds. 1 GB fibre broadband (FTTP).

Local Authority

- North Devon Council
- Tax Band F

Directions

From Bideford proceed over the Old Bideford Bridge. Once across take a left hand turn at the roundabout and follow this road until you reach Tamar Trading and take the right hand turn after this. After about half a mile take the next left hand turning and follow this road for approximately 2 miles where you will reach a T-junction. carry on straight for another half a mile and take the next right hand turn signposted Horwood.

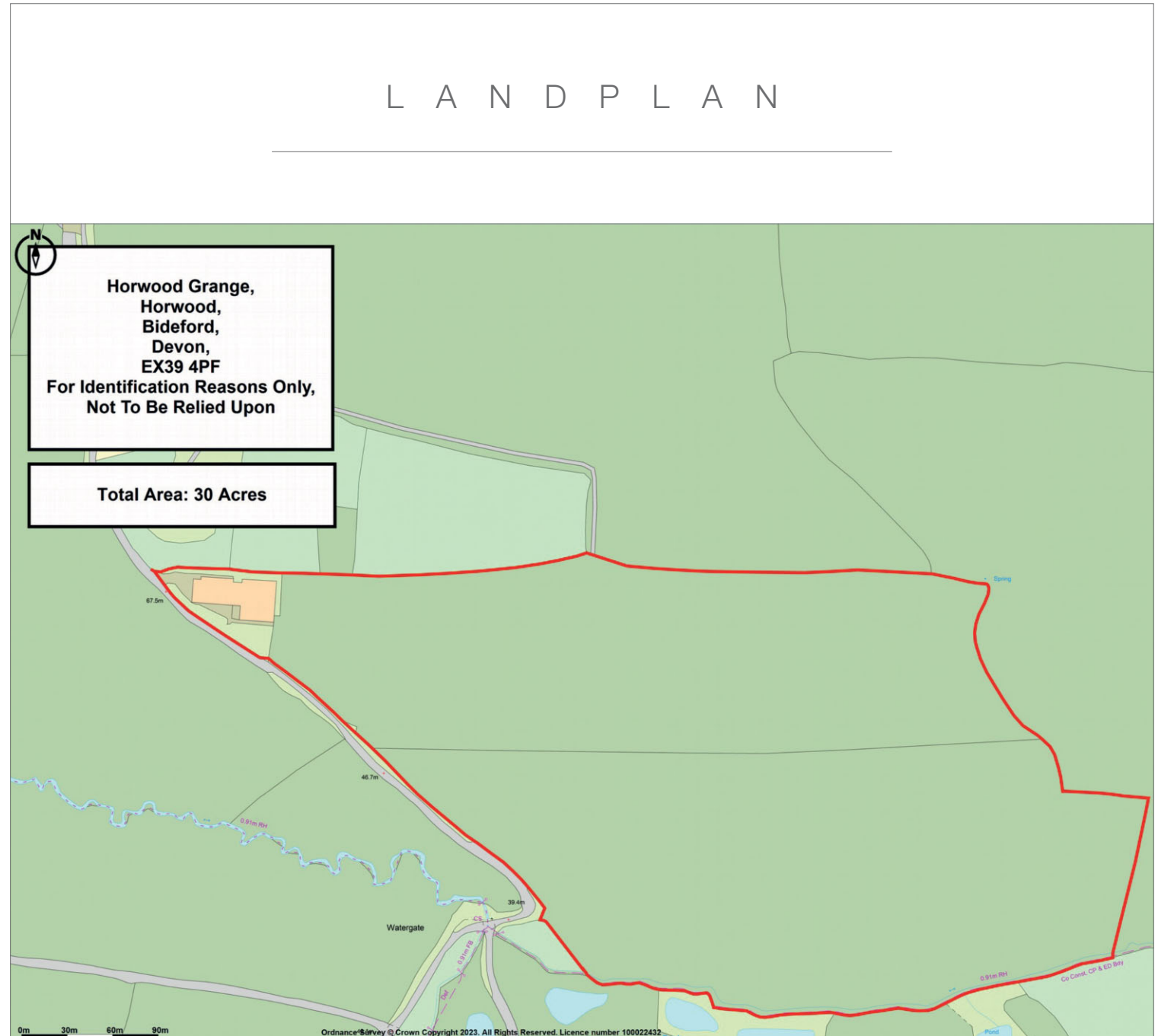
Head past the village sign for Horwood and take the next right, almost cutting back on yourself signposted Ashridge. The property can be found half a mile down this lane on the left hand side with a driveway sloping up.

Viewings

Strictly by appointment only with the selling agent.

Disclaimer

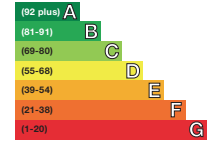
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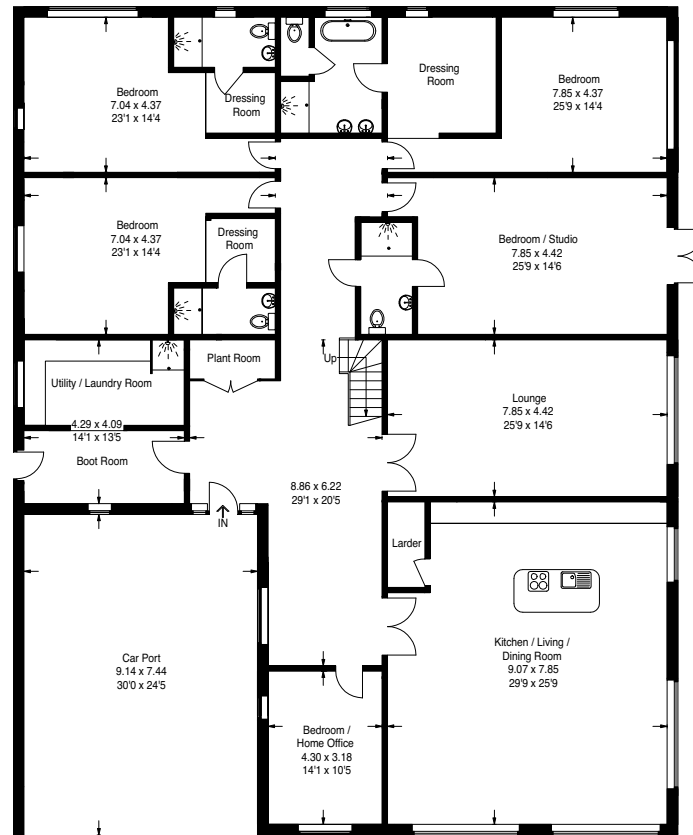
Energy Efficiency Rating

Very energy efficient - lower running costs

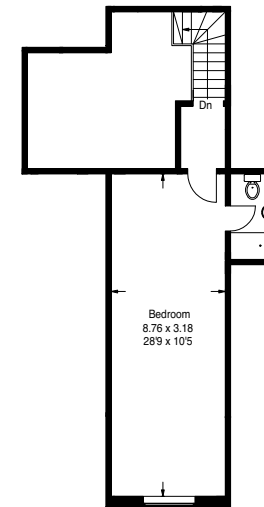
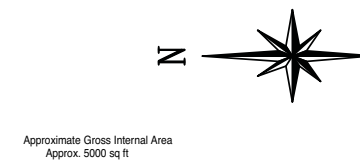


Current	Potential
83	92

Not energy efficient - higher running costs



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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