



Stoneborough House



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Nr. West Down, Devon, EX34 8NU

Village amenities/Open Countryside nearby.

An individual detached period house with a number of useful outbuildings set within approximately 2.98 acres of delightful garden and natural woodland.

- Stunning period residence
- 3/4 bedrooms, 3 bathrooms
- A number of useful outbuildings
- Ample parking
- Council Tax Band D
- Set in 2.98 acres of garden and woodland
- Generous living space
- Potential to extend, subject to consent
- Freehold, EPC rating E

Offers In Excess Of £699,950

SITUATION AND AMENITIES

The property is a short drive from West Down village which is a particularly sought-after village because it retains good local amenities but is also within a 15-minute drive from Woolacombe beach, the village of Branton and the coastal town of Ilfracombe. The centre of the village offers a community shop, popular local pub/restaurant, parish church and well renowned primary school. A little further afield are Croyde, Saunton (also with Championship Golf Course) and Putsborough. Barnstaple, North Devon's Regional Centre, is less than half an hour by car and offers the area's main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, leading through in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can also be reached in less than half an hour.

DESCRIPTION

Stoneborough House comprises an individual detached family residence which presents elevations of stone with Marland brick and double glazing beneath a slate roof. The property dates back to 1905 but has been remodelled and modernised in recent years. The accommodation is vast, versatile, well presented and has potential to extend further into the loft space subject to the necessary consents. Externally, there is a sweeping driveway which connects the North and South entrances, ample parking, attached car port and wooden workshop. There are also a number of outbuildings which have potential to convert into accommodation and possible use as holiday lets (subject to planning permission), including a piggery, woodshed and coach house/garage. There are vast delightful gardens with mature trees and flora, in all approximately 2.98 acres.



GROUND FLOOR

Steps up to COVERED ENTRANCE opaque glazed door to ENTRANCE HALL original floor tiling, stairs to first floor with storage below, door to SNUG/STUDY/BEDROOM 4 large bay window overlooking the front garden, fireplace with slate hearth and log burner. SITTING ROOM large bay window to front, fireplace with stone hearth and log burner, door to DINING ROOM window to side, fireplace with tiled hearth, space for electric fire (flue in place), doorway to KITCHEN/BREAKFAST ROOM window to side and internal window to rear, shaker style kitchen with solid slate work surface, ample storage above and below, porcelain sink, Esse electric range with double oven and electric hob above, extractor over, space for dishwasher, integrated fridge, space for good size dining table, door through to CONSERVATORY UPVC windows to rear and access to rear courtyard. SHOWER ROOM opaque window to rear, fully tiled, hand wash basin, mains fed shower and WC. UTILITY ROOM stainless steel sink with storage below, space for washing machine, large wall mounted combi gas boiler, window to side.

FIRST FLOOR

LANDING shelved airing cupboard, UPVC doors opening to balcony. Door to MAIN BEDROOM large bay window to front aspect, feature fireplace, DRESSING AREA with built in storage and feature fireplace, door through to ENSUITE SHOWER ROOM mains fed shower cubicle, pedestal hand wash basin and WC. BEDROOM 2 feature fireplace, large bay window overlooking front aspect. BEDROOM 3 feature fireplace with window to side. FAMILY BATHROOM Two opaque windows to rear, panelled bath, mains fed shower over, pedestal hand wash basin, WC, chrome towel rail, loft hatch with drop down ladder to LOFT SPACE Large area, partially boarded and insulated, with potential to convert into further living space, subject to planning permission.

OUTSIDE

Externally there is a sweeping driveway which connects both the south and the north entrances, ample parking with large carport, complete with built in brick BBQ. Further hard standing parking areas, one with WOODEN WORKSHOP with power and light. The front garden has a variety of mature trees including a substantial Conifer, a variety of mature shrubs and large lawned area. There is a level area ideal for vegetable patches with greenhouse and wooden shed. There are a number of other outbuildings including; PIGGERY, LOG SHED, OLD COACH HOUSE/GARAGE most of which have potential to convert in to accommodation subject to planning. At the top of the garden there is a small disused stone Quarry, a wooded area above containing a mixture of deciduous trees and a very impressive Beech tree.

SERVICES

Mains water and electricity connected. Private drainage and Calor gas tank storage.

The property has potential to be fully off grid, please ask the sole selling agent for further details.

DIRECTIONS

Travelling in the direction from Braunton to Ilfracombe on the A361, continue past Hidden Valley camping park, then approximately 200 metres after The Dogs Trust, the drive way for the property will be found on your right hand side with a name plaque and 'For Sale' board clearly displayed.





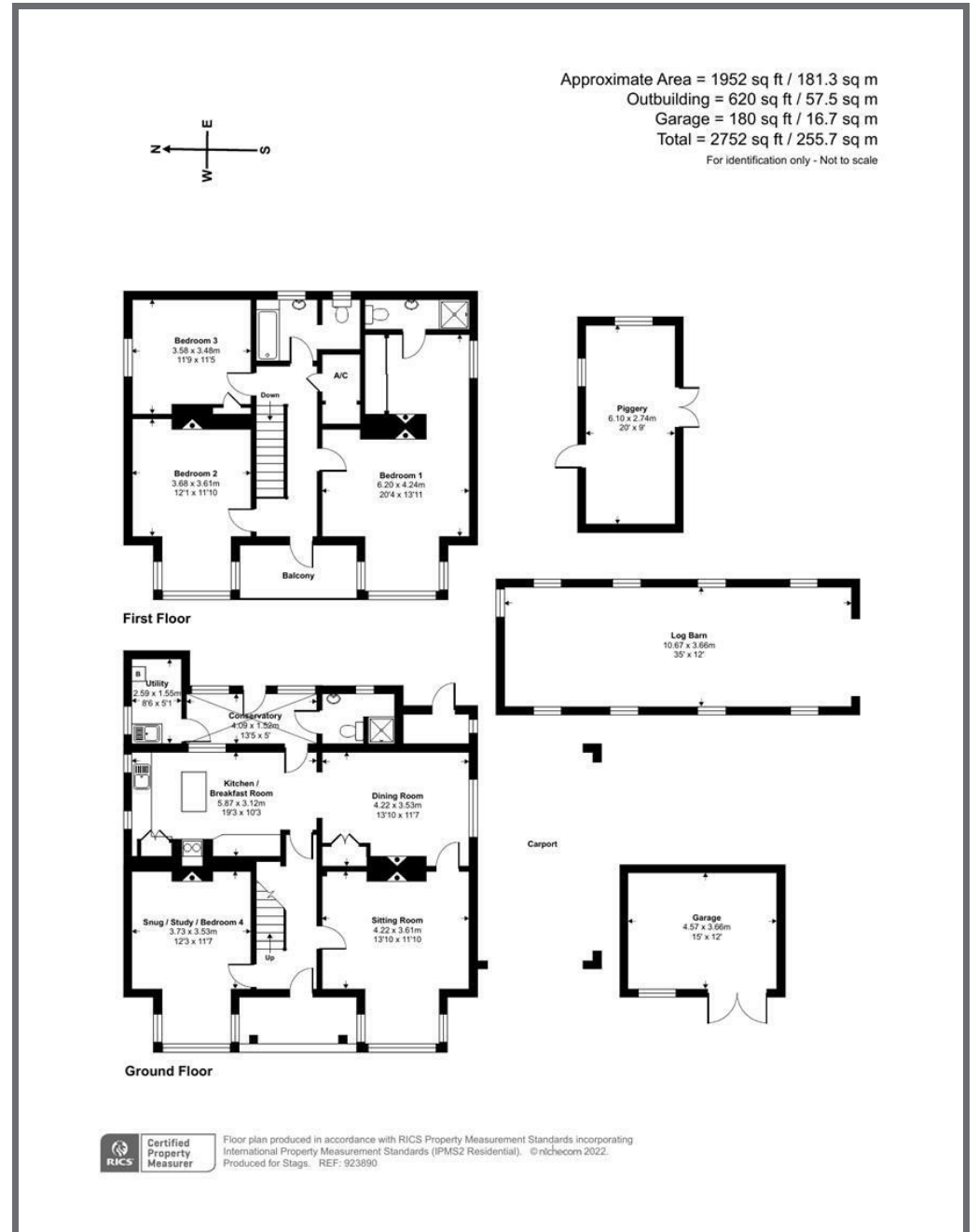
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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