

gth





2 Marshalls Mead

Beaford, Winkleigh, EX19 8LH

Torrington 5.7 miles; Barnstaple 15.7miles; Exeter 29.9 miles

3 4 3 292.3 sq m

Set within the sought-after village of Beaford, this striking three-storey home offers over 3,200 sq ft of high-quality, flexible accommodation, thoughtfully designed to suit modern family living, entertaining and home working, and is offered to the market with no onward chain.

Freehold Guide Price £600,000

DESCRIPTION

Set within the desirable village of Beaford, this substantial and beautifully arranged home offers approximately 3,200 sq ft of versatile accommodation, thoughtfully arranged over three floors and ideally suited to modern family living.

The entrance floor is centred around an impressive open-plan living room and kitchen, extending to over 30 ft in length. The kitchen is fitted with granite work surfaces and a range of integrated appliances, while the living area enjoys access to a balcony, creating a seamless connection between indoor and outdoor living. This level also features a welcoming entrance dining hall, a generous double bedroom with dressing room and en-suite, and a separate WC.

The lower ground floor is where the property truly comes into its own, offering a wealth of flexible accommodation. There are three further bedrooms, one of which benefits from an en-suite shower room, along with a spacious games room ideal for family life or entertaining. The charming garden room enjoys elevated views and provides an excellent space for relaxation, hobbies or home working. A utility room and carport add further practicality.

The second floor comprises a study/bedroom, positioned alongside a striking void and spiral staircase, creating architectural interest and an ideal private workspace or guest suite.

Occupying a wrap-around corner plot, the home also benefits from an attractive patio area, with steps leading down from the balcony.

Combining generous proportions with a highly flexible layout, this impressive property is perfectly suited to families, multigenerational living, or those seeking space to work and entertain from home, all set within a peaceful rural Devon location.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. The property benefits from oil fired central heating.

Council Tax: Torridge District Council—Band E

SITUATION

Located in the Devon village of Beaford, In the village you will find a local primary school including nursery, The Globe Inn public house, community centre, MOT garage and village shop.

A short drive away is the village of Winkleigh. The village also offers a primary school including nursery, rated Good by Ofsted, with Chulmleigh College for 11-16s, part of the Chulmleigh Academy Trust and also rated Good being 17 minutes’ drive from the village. Winkleigh Sports Centre offers activities from football to table-tennis, snooker and bowls, and is home to the tennis club for match play, social wine tastings, and junior coaching. The village hall, parish hall and community centre host a range of village groups, while the new well-equipped play space, pocket greens, and community orchard at High Moor View will further enrich amenities for the whole community.

The property is also within a 15 minute drive of the market town of Great Torrington. The historic town is surrounded by 365 acres of common land, ideal for walking, offering wonderful views and scenery, and access to the River Torridge. The town itself has a thriving local community, and offers a great range of local amenities and leisure pursuits including various shops, two doctors and dentists surgeries, local sports clubs, a gym, numerous pubs and restaurants, nurseries, primary and secondary schooling, Lidl supermarket and the ever popular Plough Arts Centre, as well as renowned RHS Rosemoor Gardens. There is also direct access to the Tarka Trail which affords excellent walking and cycling opportunities.

The property is surrounded by picturesque countryside which provides a wealth of outdoor activities including walking, horse riding, cycling, sea, coarse and game fishing and golf courses. To the south the Dartmoor National Park offers beautiful moorland scenery with many foot and bridle paths, whilst the stunning North Devon coast is easily accessible, with popular sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. From Kings Nympton station the picturesque Tarka line runs to Exeter St



David's with further connecting mainline services to London, whilst Exeter Central station provides easy access to the excellent shopping facilities the city has to offer. Eggesford Train station is approximately 13 miles away and Exeter/M5 are accessed via A30 or A377 with international airports at Exeter and Bristol. There is also a regular bus service to Exeter.

DIRECTIONS

What3words:///photocopy.often.compacts

ADDITIONAL INFORMATION

Broadband: FTTC—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Traditional



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

www.gth.net



Denotes restricted
head height

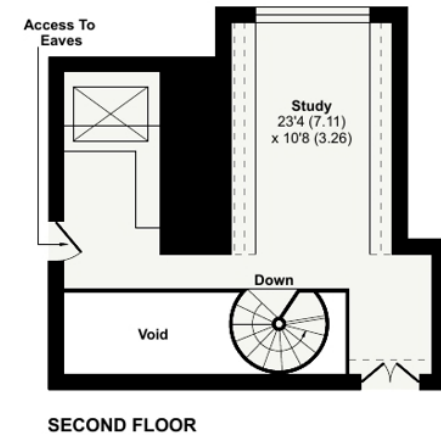
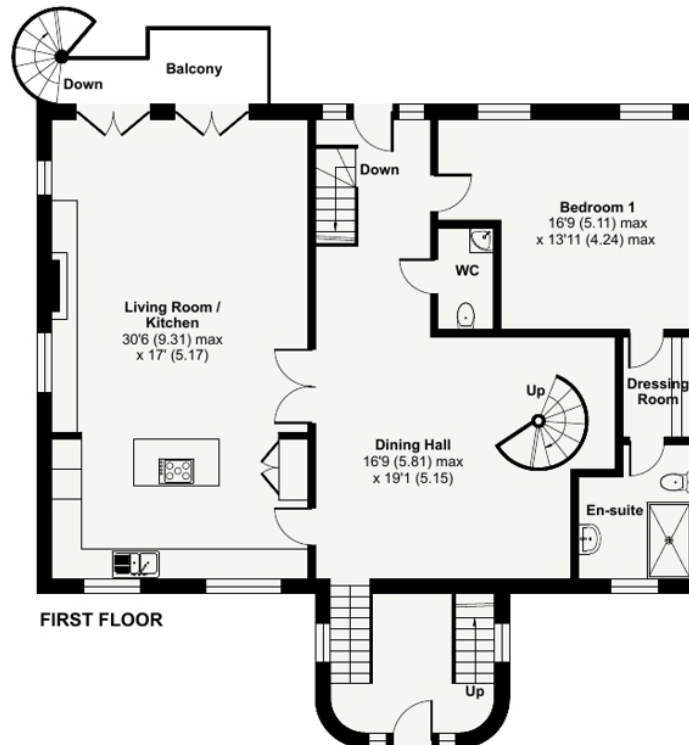
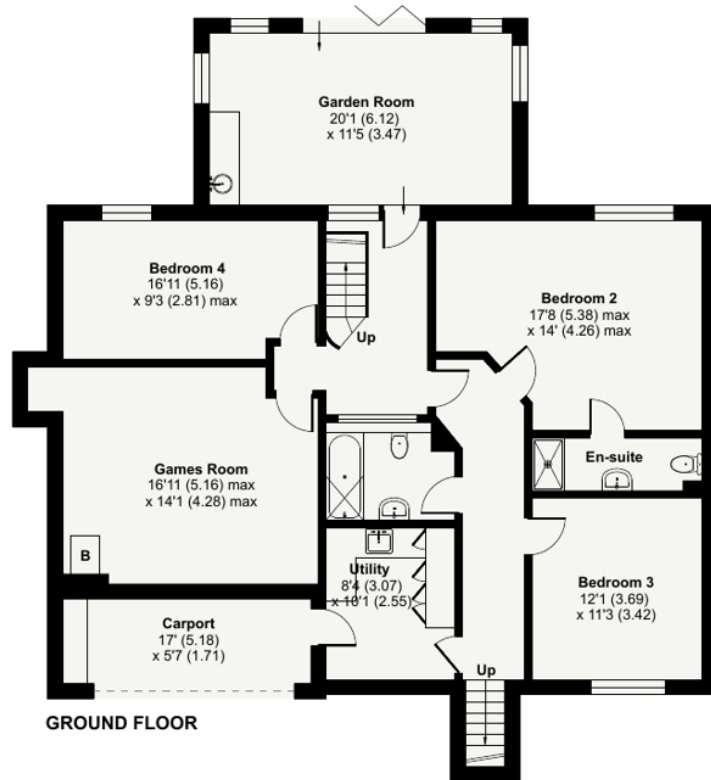
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Approximate Area = 3147 sq ft / 292.3 sq m (excludes void & carport)

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 3200 sq ft / 297.2 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). Produced for Greenslade Taylor Hunt. REF: 1400569



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

