

Springfield

Hill Village, Filleigh, Barnstaple, Devon, EX32 0RP

Guide Price £660,000

EPC: E Council Tax: F Tenure: Freehold Bedrooms: 4/5 Reception Rooms: 3 Bathrooms: 4

FINE & COUNTRY

KEY FEATURES

- DISTINCTIVE DETACHED HOME
- NO IMMEDIATE NEIGHBOURS
- BACKING ON TO OPEN FIELDS
- GENEROUS 0.5 ACRE PLOT
- DETACHED ADDITIONAL ACCOMMODATION
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- LARGE LIVING SPACES
- FOUR/FIVE BEDROOMS
- STUDY AND UTILITY ROOM

Springfield is an individual four/five bedroom, four-bathroom detached residence, occupying a generous half-acre plot in a sought-after position surrounded by open countryside. The property offers well-proportioned accommodation throughout, complemented by landscaped gardens, ample parking, a garage, and a useful utility room.
A substantial detached outbuilding provides versatile additional accommodation, further enhancing this appealing and well-rounded family home in a desirable setting.

























STEP INSIDE

Springfield

A spacious entrance hall welcomes you into the property, where there is an understairs cupboard and a cloakroom fitted with a contemporary basin, wc and chrome ladder radiator.

The living room is an impressive 20ft space featuring a bay window, a fireplace with wood burning stove, and upvc double doors opening into a large conservatory. The conservatory is equipped with heating, light and power, and enjoys pleasant views over the garden.

The kitchen/dining room is a generous 20ft room fitted with an extensive range of units, a Rangemaster stove with hood, integrated dishwasher and fridge/freezer, and ample space for dining.

Leading off the kitchen is a large utility room with a Belfast sink, a range of fitted units, plumbing for a washing machine and space for a tumble dryer, along with internal access to the garage and a door to the study. The study provides a quiet and practical workspace, while a further versatile room off the dining area can be used as a playroom or fourth bedroom.

On the first floor there are three double bedrooms. Bedroom one benefits from built-in wardrobes and an en suite bathroom fitted with contemporary fixtures and fittings, while bedroom two also enjoys an en suite shower room. Bedroom three is a well-proportioned double with built-in wardrobes. The family bathroom is fitted with a modern suite, tiling, a thermostatic shower and a chrome ladder radiator.

The property also benefits from a detached outbuilding currently arranged as additional accommodation. This includes a good size living room with a kitchenette area, with a fitted fridge and a door leading through to a spacious double bedroom with a walk-in wardrobe and a fully fitted bathroom. This is ideal for guests or a dependant relative.

To the front, there is a large tarmac parking area providing space for multiple vehicles and access to the integral garage with electric door, light and power.

The rear garden is a particular feature, being level, private and south facing. It has been attractively landscaped and includes a large, paved patio, extensive lawns with inset hedges, shrubs and trees, a small orchard area and an aluminium greenhouse. There are two large wildlife ponds and a wide variety of established plants, trees and shrubs, along with a five bar gate providing access to the road.





STEP OUTSIDE

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With a history closely associated with the Castle Hill Estate, Filleigh is a pretty village with a church, primary school and village hall and the adjacent settlement of Stags Head has a well-known public house. The village is easily accessible and is only 3 miles from the market town of South Molton which has a Sainsbury's supermarket, a health centre, a good range of shops and restaurants, a twice weekly market and schools for all age ranges. The North Devon link road (A361) is just 2 miles away and it provides a quick route to the regional centre of Barnstaple and the M5 and national rail links at Tiverton Parkway. Within easy reach of Exmoor and the coast, the area offers a wide range of outdoor pursuits including horse riding, walking, cycling, fishing on the river Mole and the Taw and golf at High Bickington, Barnstaple and Saunton. The well-known public school at West Buckland is just 3 miles distant and Blundell's is located in Tiverton.

DIRECTIONS

From our office leave the square via Barnstaple Street and stay on this road leaving the town in the direction of the Aller Cross roundabout on the A361. Just before this roundabout take the left turn signed Stags Head and Filleigh. On entering Stags Head take the first left turn signed Hill Village. Follow this road and the house is on the right just before a sharp right bend.

UTILITIES AND SERVICES

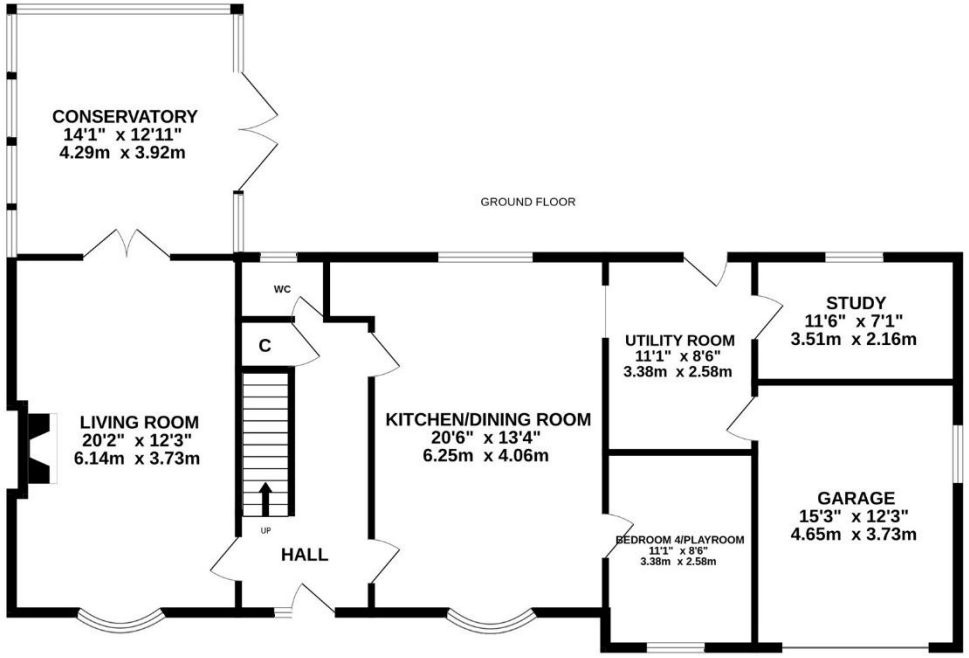
Mains water and electricity. Private drainage and LPG heating. Airband Broadband, CCTV and security alarm installed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

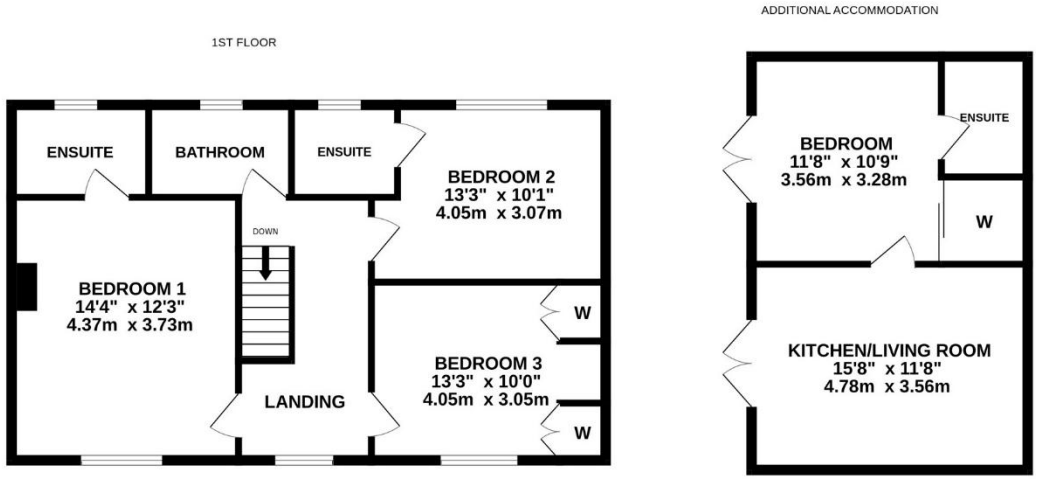
AGENTS NOTE

A replacement sewage treatment plant was installed in 2022 and we understand this to be compliant with modern regulations.









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Lauren Jones
Local Director

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