

Kentisbury, Barnstaple, Devon, EX31 4NW

Enjoying a wonderful position on the fringes of Exmoor, this attractive stone-fronted country bungalow occupies large gardens and grounds with beautiful countryside views. Offering spacious and highly versatile accommodation, including two entrances and two staircases, it is perfectly suited to dual occupancy or multi-generational living. With four bedrooms, generous living space, extensive parking and exciting potential to modernise, the property also benefits from an existing kennel breeding licence and land ideal for those seeking a smallholding or equestrian lifestyle. A rare opportunity to create a superb country home in an idyllic rural setting.

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Asking Price:
£750,000



- Attractive stone-fronted country bungalow set on the fringes of Exmoor
- Spacious and highly flexible accommodation with excellent versatility
- Ideal for dual occupancy or multi-generational living, featuring two separate entrances and two staircases
- Backing onto open fields with delightful countryside views
- Two generous reception rooms, offering ample space for family living and entertaining
- Conservatory and additional sun room overlooking the gardens
- Well-proportioned kitchen/diner plus a separate second kitchen



Occupying an idyllic position on the fringes of Exmoor National Park, this attractive stone-fronted country residence enjoys large gardens and grounds, backing directly onto open fields and taking full advantage of the surrounding rural landscape. Situated close to the sought-after village of Kentisbury, the property offers an exceptional opportunity to acquire a substantial home with outstanding versatility, perfectly suited to those seeking a peaceful country lifestyle without complete isolation.

The accommodation is both spacious and remarkably adaptable, extending to four well-proportioned bedrooms, two bathrooms and an excellent range of reception space. Two generous reception rooms provide comfortable areas for both everyday family living and entertaining, complemented by a conservatory and an additional sun room, each enjoying pleasant views across the gardens and countryside beyond. The property further benefits from a spacious kitchen/dining room alongside a separate second kitchen, creating excellent flexibility for larger families, independent living or dual occupancy.

One of the property's defining features is its highly versatile layout, with two independent entrances and two staircases allowing for a variety of living arrangements. Whether accommodating extended family, creating guest accommodation or providing space for those working from home, the configuration lends itself to a wide range of requirements.

While the property has been well maintained, it also presents an exciting opportunity for a purchaser to modernise and enhance the accommodation to reflect their own style and specification, creating a truly individual country home in an enviable setting.

Outside, the grounds offer an excellent balance of formal gardens and usable land. Extensive off-road parking provides ample space for numerous vehicles, trailers or recreational equipment. The attached land presents exciting possibilities for those wishing to embrace a more self-sufficient lifestyle, with ample space for chicken coops, small livestock or a horse or pony, subject to any necessary consents. The property also benefits from an existing kennel breeding licence, making it particularly appealing to those with canine interests or those wishing to continue a home-based breeding or boarding enterprise.

Kentisbury is a highly regarded North Devon village, ideally positioned between the dramatic coastline and the breathtaking landscapes of Exmoor National Park. The area offers an exceptional range of outdoor pursuits including walking, riding and cycling, while the nearby beaches at Woolacombe, Croyde and Saunton are renowned for their golden sands and excellent surfing. The market town of Barnstaple provides an extensive range of shopping, educational and leisure facilities, together with rail connections to Exeter and beyond.

Combining an outstanding rural setting, generous and adaptable accommodation, approximately one acre of grounds and considerable potential for enhancement, this is a rare opportunity to create an exceptional country home in one of North Devon's most desirable locations.















Entrance Porch - Triple aspect porch leaded windows and door to front aspect, boot, and cloak space.

Hallway - Radiator, fitted cupboard housing electric meter and fuse box, fitted carpet, stairs to first floor, window to rear aspect

Bathroom - 6'6" x 5'7" (1.98m x 1.7m)

Window to front aspect, bath with shower, sink with cupboard below, WC, radiator, range of fitted cupboards.

Kitchen - 12'6" x 7'6" (3.8m x 2.29m)

Two windows to front aspect, radiator, range of fitted cupboards and drawers, space for fridge/freezer, space and plumbing for washing machine, sink unit with draining board, space for cooker, work surface areas, laminate flooring.

Bedroom Four - 10'1" x 9'10" (3.07m x 3m)

Window to rear aspect, fitted wardrobe and cupboard unit, radiator, fitted carpet.

Lounge/Diner - 22'7" x 14'6" (6.88m x 4.42m)

Double aspect room, window to front aspect, patio doors to rear patio and garden, radiator, log burner with stone surround, coved ceiling, two ceiling roses, wood laminate flooring, doorway could be reinstated easily to connect the annexe section of property.

Hallway - Second entrance door to front aspect, leading to annexe section of property, window, stairs to first floor and master bedroom.

Kitchen/Breakfast Room - 17'3" x 9'11" (5.26m x 3.02m)

Window to front and rear aspect, door leading to inner hallway/lobby, range of fitted cupboards, space for rangemaster cooker with extractor over, belfast sink, space for fridge/freezer, ample power points and work surface areas, laminate flooring, space for low level fridge/freezer, space for table and chairs, work surface areas.

Lobby/Utility Area - Door leading to sunroom, space for white goods, opening could be reinstated, linking the main section of the property together.

Sun Room - 13'2" x 7'2" (4.01m x 2.18m)

Conservatory - 16'7" x 8' (5.05m x 2.44m)

Patio doors to rear garden.







First Floor Landing - Door to walk-in storage cupboard with fitted shelves, radiator, door to:

Bedroom One - 24'1" x 11'7" (7.34m x 3.53m)

Double aspect room with wood framed windows, lovely countryside views, fitted carpet, sliding door to:

En-Suite Bathroom - 10'2" x 7'3" (3.1m x 2.2m)

Window to rear aspect, spa bath, heated towel radiator, low level WC, hand basin with fitted cabinet under, shaving point and light, extractor fan, under floor heating, tiled flooring.

First Floor Landing (Left Side) - Window to front aspect, fitted carpet, potential office/study area.

Bedroom Three - 12'6" x 15'1" (3.8m x 4.6m)

Two windows to rear aspect, wonderful views over open countryside, radiator, doors giving access to eaves storage, fitted carpet.

Bedroom Two - 17'11" x 11'3" (5.46m x 3.43m)

Two velux windows, lovely views over open fields to the rear, doors giving access to eaves storage, fitted carpet.

Outside - To the rear is a patio area and large decked area, ideal to relax in, entertain or have barbecues. There are some wonderful views to the rear over open fields as far as the eye can see. There is a single gate to the side leading to a hardstanding area to the side where currently there are two sheds and further storage areas. There is also a low maintenance garden. To the side is a good-sized strip of land, with the vendors informing us to total approx. one acre. There are fields to either side, adding to the peaceful and rural feel. There currently are chicken runs and coops, along with dog kennels. The land has been separated into areas, but the agents feel it could be suitable for a pony or a horse, once cleared and made suitable for use. The property benefits from extensive parking to the front.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800Mbps.

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.



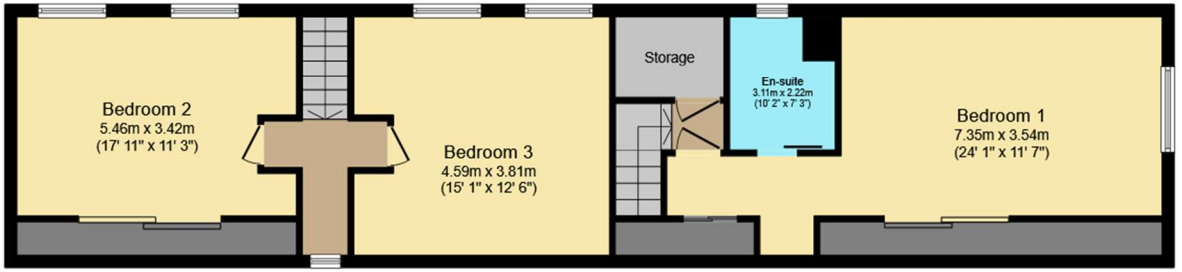








Ground Floor

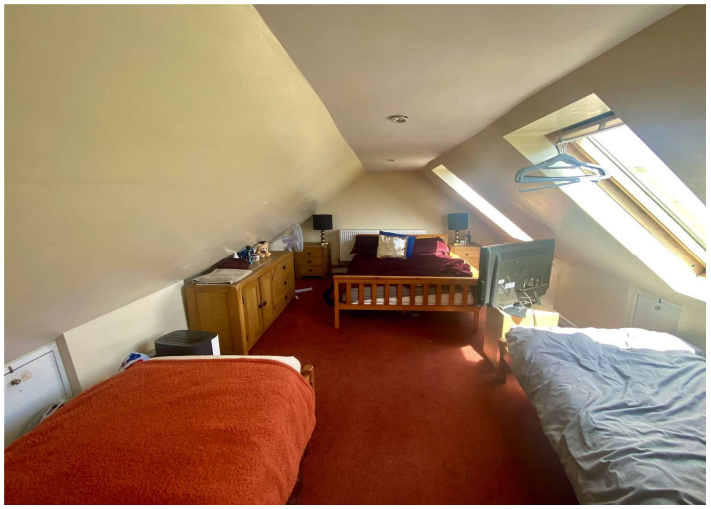


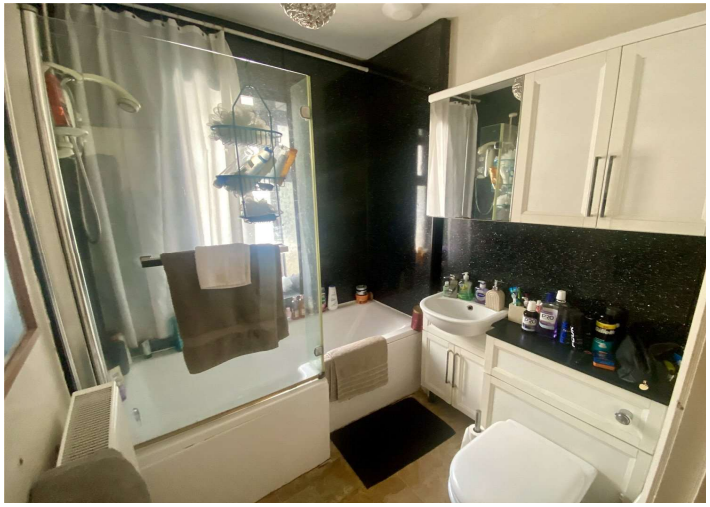
First Floor

Total floor area: 223.7 sq.m. (2,407 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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