The Coach House, Horns Cross, Bideford, EX39 5DG Guide Price £315,000

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The Coach House, Horns Cross, Bideford, EX39 5DG

A delightful, detached, characterful barn conversion, set in a highly accessible location, potentially offering four good sized bedrooms (master en suite), along with generous living accommodation, ample parking space, and delightful gardens, all within walking distance of the renowned Peppercombe Beach!!

- Characterful Detached Barn Conversion
- Very well presented throughout
- Living Room
- Sun Room
- 3/4 Bedrooms (Master en-suite)
- Family Bathroom
- Good Sized Attractive Gardens
- Ample Parking
- Rural views
- Internal Inspection a Must!!

The Coach House is an attractive and very well presented detached barn conversion, pleasantly set in the hamlet of Horns Cross, with its pub, and garage, with a regular bus service providing access to the nearby working port and market town of Bideford, set on the banks of the River Torridge, and having a good selection of shops, schooling for all ages, along with a wide selection of recreational facilities. Just a short drive away is the coastal resort of Westward Ho! with its sandy blue flag beach, whilst the former fishing village of Appledore, with its quaint narrow streets and quayside, is within easy reach. Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial centres, is about 30 minutes driving distance along the A39.

This delightful property has the benefit of triple and double glazing to the majority of windows, along with programmable efficient recently installed electric radiator style heaters. The accommodation is adaptable to various specifications, and it is thought by the selling agents, that this property would provide a comfortable family residence, of which your early internal inspection is advised to avoid disappointment.

PVC DOUBLE GLAZED ENTRANCE DOOR WITH LEADED LIGHT FEATURE AND ADJACENT COURTESY LIGHTING GIVES ACCESS TO:

ENTRANCE HALL: Tiled floor. Staircase to first floor landing. Glazed door with matching glazed side screen gives access to Living Room.

CLOAKROOM: PVC double glazed window to rear elevation. Low level flush WC, vanity wash basin, extensive tiled splashbacks, tiled floor. Heatstore electric heater.

LIVING ROOM: A dual aspect through room with triple glazed window to front elevation and double-glazed window to rear elevation, with matching double doors giving access to exterior. Multifuel stove set on a slate hearth with beam over, and stone-faced chimney breast, exposed beams wall light points, 2 TV aerial points, under stairs storage cupboard, 2 Heatstore electric heaters, tiled floor. Open access through to:

DINING AREA: PVC double glazed window to rear elevation and internal window to sun room, tiled floor, door to sun room and open access to:

KITCHEN: Triple glazed window to front elevation. Fitted with a range of units comprising 1.5 bowl inset ceramic sink unit with mixer tap with cupboards under, range of matching units with worksurfaces over, range of matching wall cupboards, tiled splashbacks, range style electric cooker with cooker hood over, space and plumbing for dishwasher, tiled floor.

SUN ROOM: PVC double glazed window to rear elevation, with matching double doors to garden. Tiled floor. Doors to bedroom 4/Study and

UTILITY ROOM: Window to sun room. Fitted worksurface with inset stainless-steel sink with mixer tap with cupboards under, range of matching units with worksurfaces over, cupboard with consumer unit and electric meter, space and plumbing for washing machine, tiled floor.

BEDROOM 4/STUDY: Double glazed window to rear elevation. Telephone point. Heatstore electric heater. Carpet.

FIRST FLOOR LANDING: Airing cupboard with hot water cylinder with slatted shelving over. Heatstore electric heater. Carpet.

MASTER BEDROOM: A dual aspect room with 2 double glazed windows to side and rear elevations. Downlighting. Ceiling trap to loft space. Heatstore electric heater. Carpet. Bifold doors leading into:

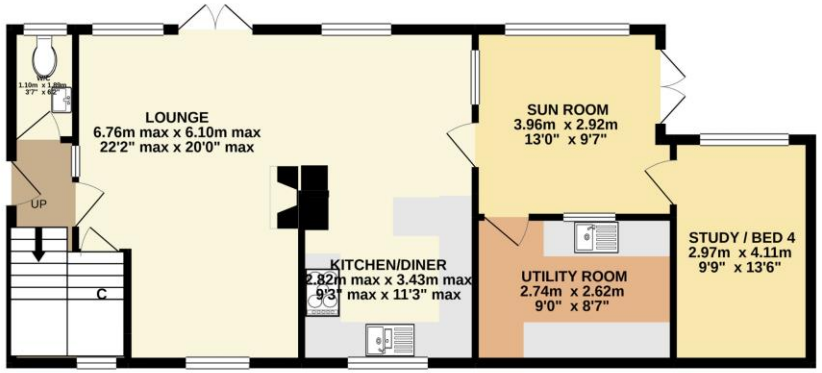
ENSUITE: Shower recess with shower fitment and glazed door. Corner vanity wash basin. Low level flush WC. Tiled walls. Electric shaver point. Chrome ladder style electric radiator. Tiled floor.

BEDROOM TWO: PVC double glazed window to rear elevation. Fitted cupboard. Heatstore electric heater. Carpet.

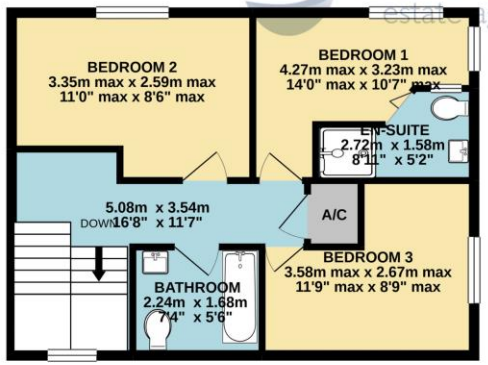
BEDROOM 3: PVC double glazed window to side elevation. Downlighting. Views. Heatstore electric heater. Carpet.

FAMILY BATHROOM: Double glazed Velux window. Fitted with a suite comprising panelled bath with shower fitment over and adjacent glazed shower screen. Low level flush WC with concealed cistern. Vanity wash basin. Tiled splashbacks. Chrome wall mounted electric heater. Tiled floor.

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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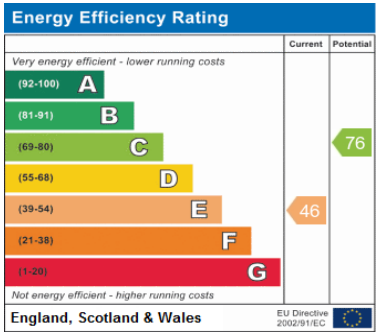
OUTSIDE: Vehicular access to the property is via a right of way over a shared driveway, leading to a gravelled parking area, providing space for a number of vehicles. The gardens of the property are fully enclosed and are a true feature with a lawn, with well stocked beds, and mature trees, bushes etc. There are a number or timber store sheds, one with power and lighting, along with a decked area, and a further paved area. Accessible from the parking area, via a pair of wooden gates is a gravelled hardstanding for a boat, caravan etc.

DIRECTIONS From our offices on Bideford Quay, proceed out of town passing Morrisons Supermarket on your right, in an easterly direction. At Heywood Roundabout, turn left on to the A39 and continue onwards, passing through Ford and Fairy Cross. Upon entering Horns Cross, the subject property is the first on your right-hand side and identified by a nameplate.

Services: Mains electricity water and drainage. **Tenure:** Freehold
Local Authority: Torridge District Council - Band D



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