

STAGS

Elmroyd

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Rye Park, Beaford, Devon, EX19 8LY

Village amenities close by. Torrington - 5.3 Miles

A detached three-bedroom bungalow set in the heart of the village, enjoying a private cul-de-sac position with sunny wrap-around gardens, driveway parking & a single garage

- Village setting
- Private position
- Driveway parking & garage
- Freehold
- Cul-de-sac location
- Scope to extend (STP)
- Wrap around garden
- Council Tax Band D

Guide Price £365,000

SITUATION & AMENITIES

Beaford is situated on the A3124 Winkleigh to Torrington Road and offers local facilities including primary school, garage and popular public house. Whilst the nearby villages of Dolton and Winkleigh both offer a wider range of facilities and amenities including local shops, post office, doctors surgery, veterinary practice, public houses, mobile bank and library as well as further primary schools. Torrington lies just over 5 miles to the east and offers a more comprehensive range of facilities including supermarkets, swimming pool, the Plough Arts Centre and Dartington crystal glass factory. On the outskirts of Torrington is a RHS Rosemoor. Barnstaple, North Devon's Regional Centre, is about half an hour by car and the Cathedral and universal city of Exeter to the South is less than an hour. Both offer a wider range of shopping and amenities and facilities. About an hour away is Tiverton, the M5 Motorway at Junction 27 and Tiverton Parkway which provides a fast intercity rail link to London Paddington approximately 2 hours. There is an International Airport at Exeter.







DESCRIPTION

A detached three-bedroom bungalow set in the heart of the village, enjoying a private cul-de-sac position with sunny wrap-around gardens, driveway parking and a single garage. The rear garden offers excellent privacy with mature boundaries, level lawns and a patio terrace, while the front is approached via a five-bar gate leading to a generous driveway with parking for three vehicles and scope to extend further. With access down both sides of the property and clear potential to extend to the rear (subject to planning), this home combines a peaceful setting with attractive outdoor space and strong future potential.

ACCOMMODATION

The property is entered through a tiled entrance porch leading into the hallway and a bright living room with a front-facing window and electric feature fireplace, complemented by a spacious additional reception room/bedroom - also overlooking the front. The accommodation includes a main bathroom with a side-panel bath and shower over, WC and sink, along with three bedrooms: a double bedroom with built-in wardrobe, a further double bedroom, and a principal double bedroom featuring built-in wardrobe and an ensuite with corner bath, WC and sink. The dining room enjoys attractive views of the garden and opens into a well-appointed kitchen offering a range of units, inset sink, space for a dishwasher and oven, and further garden outlooks. A practical utility/rear porch provides space for a fridge-freezer and other white goods, with access to the outside and the garage.

OUTSIDE

The rear garden is a private, sunny and generous space, bordered by mature trees, shrubs and hedging, with level lawned areas, a crazy-paving patio terrace, and access down both sides of the property, offering clear scope to extend (subject to permissions). One side features a garden shed leading through to the front driveway, which is a good size with lawned frontage and parking for up to three vehicles, with potential to increase further. The property is approached via a five-bar gate opening onto the driveway and a single garage.

SERVICES

Mains electric, water and drainage.
Oil central heating

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk

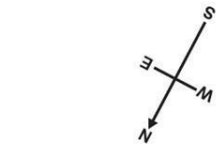






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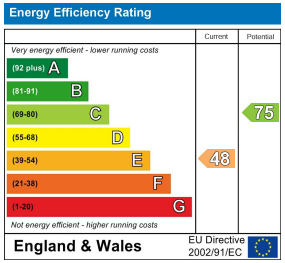
Approximate Area = 1312 sq ft / 121.8 sq m
Garage = 179 sq ft / 16.6 sq m
Total = 1491 sq ft / 138.4 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1432012

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