

STAGS

The Platt

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Shirwell, Barnstaple, Devon, EX31 4JN

Barnstaple - 5 miles. Nearest beach - 9 miles

A unique opportunity to purchase a substantial property with adjoining paddock, gardens, detached double garage & outbuildings - approximately 1.8 acres in total

- A substantial five-bedroom detached property
- Detached double garage & additional outbuildings
- Three reception rooms, conservatory & kitchen with utility
- Beautiful views over the surrounding countryside
- Approximately 1.8 acres of gardens & adjoining paddock
- Two Ground Floor bedrooms - one ensuite
- Separate road access to adjoining paddock
- No onward chain

Guide Price £650,000

SITUATION & AMENITIES

The Platt is positioned on the edge of the popular village of Shirwell, enjoying an attractive rural setting with views across the surrounding rolling countryside. The village offers a range of community facilities, including a primary school, village hall and St Peter's Church - which is situated immediately adjoining the property. A regular bus service operates nearby, providing access to Barnstaple. Barnstaple is approximately four miles away and, as the regional centre for North Devon, provides an extensive range of business, commercial, leisure and shopping facilities, together with live theatre, a district hospital and a variety of schooling. The North Devon Link Road (A361) provides access towards the M5 at Junction 27, approximately 45 minutes away by car, while Tiverton Parkway offers regular rail services to London Paddington in just over two hours. North Devon's renowned coastline is also within easy reach, with the sandy beaches of Croyde, Saunton and Woolacombe accessible in under 30 minutes by car. Saunton is also home to its highly regarded Championship Golf Course, while Exmoor National Park is within a short drive. International airports are available at Exeter and Bristol.







DESCRIPTION

The Platt occupies an enviable position on the edge of Shirwell and represents a rare opportunity to acquire a substantial property with an unusually generous amount of land. The gardens and adjoining paddock extend to approximately 1.8 acres in total, with the paddock benefiting from separate road access. The property itself provides spacious and versatile accommodation arranged over two floors, with five bedrooms, two bathrooms, three reception rooms, conservatory and kitchen with utility space. Two bedrooms are located on the Ground Floor - one of which benefits from an ensuite shower room, providing useful flexibility for family living or those seeking single-level accommodation. The property would benefit from modernisation throughout, and offers an exciting opportunity for the incoming owner to update, improve and personalise the accommodation, whilst making the most of its position, views and substantial grounds.

ACCOMMODATION

GROUND FLOOR

The welcoming entrance hallway provides access to the principal reception areas, including a front sitting room and separate living room. The living room opens into the conservatory, which provides an excellent space from which to enjoy the beautiful views across the surrounding rolling countryside. The kitchen is fitted with a range of wall and base units, with a useful utility area positioned nearby. A dining room extension to the rear provides additional reception space and benefits from doors opening directly onto the garden. There are two double bedrooms on the Ground Floor, both benefiting from built-in storage. The principal ground-floor bedroom is positioned to the rear and has patio doors opening onto the garden, together with an ensuite shower room. A separate family shower room completes the Ground Floor accommodation.

FIRST FLOOR

The First Floor provides three further bedrooms, all enjoying views across the surrounding rolling countryside. The bedrooms benefit from built-in storage - together with access to the eaves, which provides useful additional storage space. A separate WC also serves this Floor.

OUTSIDE

The property is approached via a generous driveway providing ample off-road parking and access to the detached double garage. The formal gardens wrap around the property, with the principal garden positioned to the rear. This is a particularly generous area of established garden, incorporating mature trees, shrubs and areas of lawn, providing a pleasant setting and enjoying the property's rural outlook. The adjoining paddock is situated to the northern side of the property and benefits from separate access from the road, together with additional access points from the property side. The paddock has a water supply and provides a valuable area of land with a variety of potential uses, subject to any necessary consents. There are two principal road entrances to the paddock, which may offer future potential subject to the necessary planning permissions and consents. A detached double garage benefits from electricity and provides useful parking, storage and workshop space. Along the Northern boundary are former stable buildings which require renovation, but provide further useful outbuilding and storage space.

SERVICES

Mains water and electricity. Private septic tank drainage and oil-fired central heating.

DIRECTIONS

W3W///spaceship.column.panther

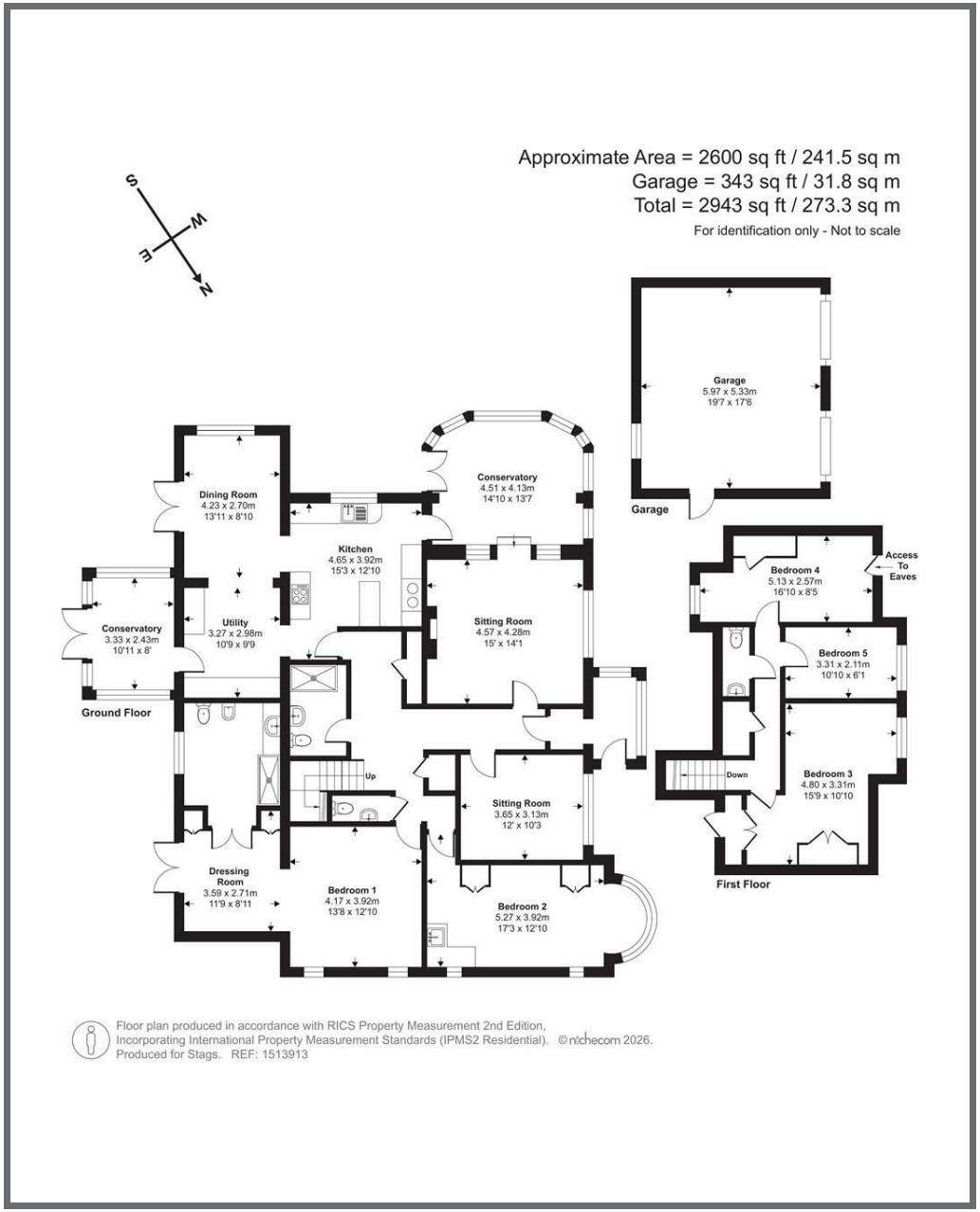


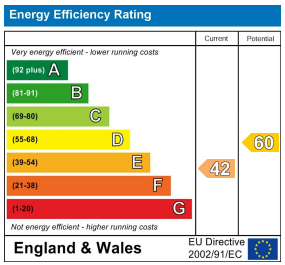




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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833