



Willow Cottage



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Yelland Road, Fremington, Devon, EX31 3DS

Instow 2.5 Miles. Central Barnstaple 3.5 Miles. Bideford 6 Miles.

A very well presented, detached residence situated on a private, 'no through' road close to Tarka Trail and Instow beach

- Newly Built in 2018 to a High Specification
- Open Plan Living Kitchen/Diner/Lounge
- Enclosed Garden with Brick Built Shed.
- Private Location
- 4 Bedroom, Master with En-Suite
- Fantastic Sun Room, Utility Room
- Ample Parking for 5+ Vehicles
- Close to Tarka Trail and Instow

SITUATION AND AMENITIES

Situated in a tucked away private lane which provides access to only two properties. The village of Fremington is a very popular area and benefits from a good selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field and regular bus service connecting with Bideford and Barnstaple. Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail, a popular footpath and cycle track extending around the estuary.

DESCRIPTION

Willow Cottage is a very well presented, detached residence situated on a private, 'no through' road. The property which was constructed to a very high standard in 2018 by the current owners presents acrylic rendered and red brick elevations, beneath a rosemary tiled roof. The accommodation is bright, spacious and benefits from double glazed hardwood windows throughout as well as underfloor heating on the ground floor and Internally you will find extensive use of quality hardwood furnishings and grey limestone flooring. A particular 'WOW' factor is the spacious contemporary Kitchen/Diner/Living Room with bi-fold doors leading you directly out to the garden as well as the superb attached brick build Sun Room. The property also benefits from four good size bedrooms with the master offering an En-Suite as well as a built in walk in wardrobe. The property is approached over a private driveway which provides ample parking for 5+ vehicles with enough space for motorhome, caravan, boat etc. This is certainly a property which needs to be seen to be fully appreciated;



GROUND FLOOR

Heritage oak entrance porch with solid oak front door leading into an attractive entrance hall with grey limestone flooring, vaulted ceiling and solar powered velux window. Cloak cupboard with hanging rail and seating, downstairs SHOWER ROOM/WC stone tiled flooring, large shower with tile splash back, WC, ceramic sink. BEDROOM 4/OFFICE double room, carpeted throughout. OPEN PLAN LIVING ROOM/KITCHEN with wood effect porcelain tiles and partly carpeted, bi-fold doors leading out to the rear garden, exposed beams and brick wall, fireplace with fitted log burner mounted on a slate hearth with bressummer beam. Fitted shaker style kitchen with a range of base and wall units with integrated Zanussi dishwasher and fridge, Rangemaster stove with stainless steel splash back and extractor hood, stainless steel sink with drainer, slate worktops and Breakfast bar, pantry style fitted cupboard. Door into Utility Room with matching base units and worktop, space for white goods, inset stainless steel sink with drainer, cupboard, external door to side patio. SUN ROOM Double glazed french doors from Living area with grey limestone flooring, underfloor heating and doors leading out to the garden.

FIRST FLOOR

Carpeted stairs with oak railing and baluster to LANDING with two Velux windows (1 manual and the other automatic), storage area for linen, towels etc and access to eaves storage. FAMILY BATHROOM tiled flooring and walls, Velux window, double ended roll top bath, WC, ceramic sink with vanity unit under, heated towel rail/radiator. BEDROOM 1 carpeted room with window to front, walk in wardrobe, door to EN-SUITE tiled flooring and walls, large corner shower with glass screen, WC, ceramic sink, stainless steel towel rail/radiator. BEDROOM 2 carpeted flooring, built in double wardrobe. BEDROOM 3 carpeted flooring, built in single cupboard.

OUTSIDE

At the front of the property is a private driveway with ample space for 5+ vehicles, space for Motorhome, Caravan, Boat etc. The rear garden which can be accessed from either side of the property is enclosed, private and well presented with fenced boundary, paved sun terrace & raised lawn with stocked boarders. Outside tap, power point and red brick built shed.

SERVICES

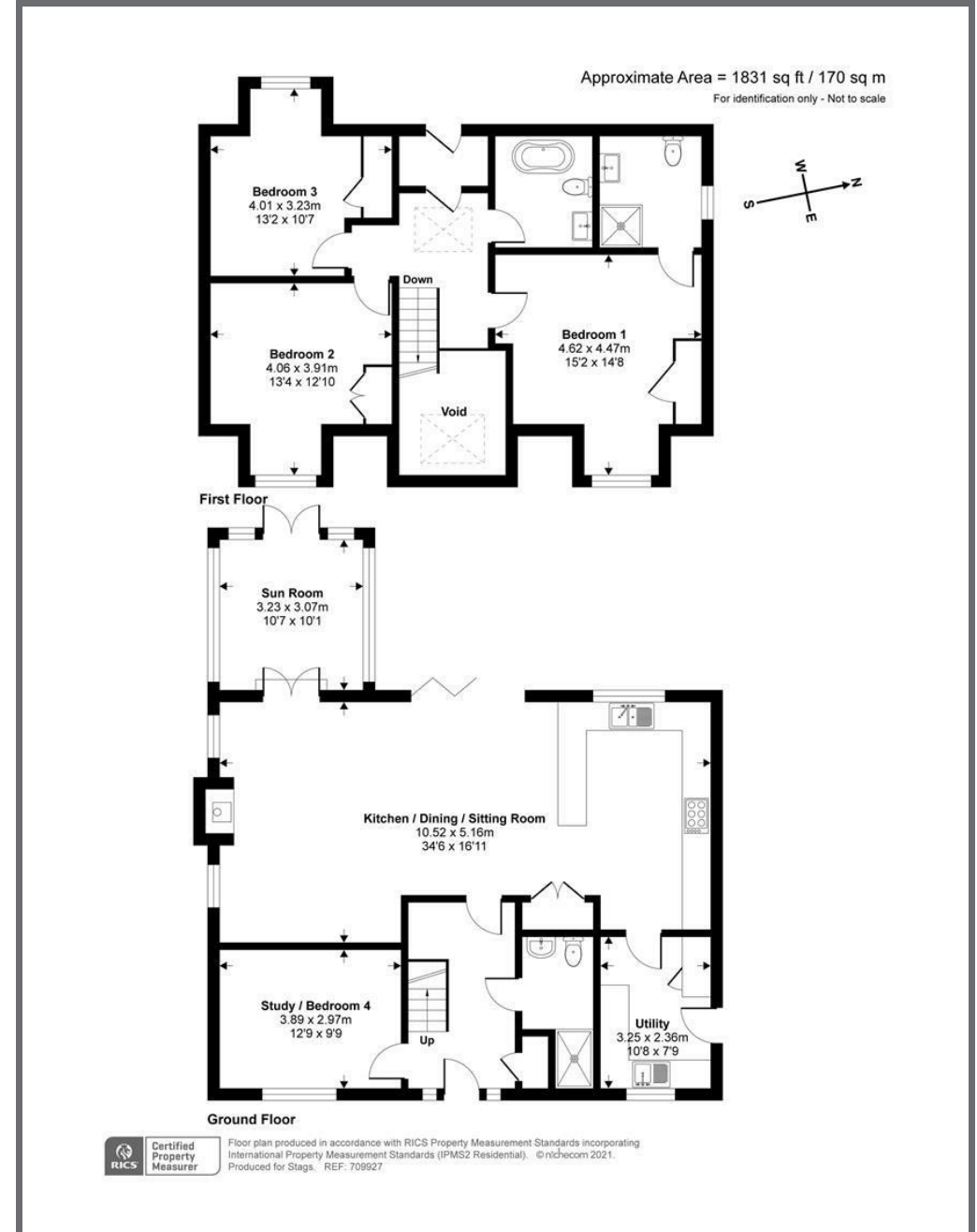
All mains services connected

DIRECTIONS

From Barnstaple continue out of the town up Sticklepath Hill and upon reaching the roundabout at The Cedars Inn proceed straight across signposted to Bickington, Fremington and Yelland. Continue on through Fremington and past the set of traffic lights, keep going for around a 1/4 of a mile and there is a private lane between Beechfield Avenue and Sampsons Plantation, take this turning and the property is the first of the two on your right.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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