



STAGS

Fairview, Parracombe, Barnstaple, Devon,
EX31 4RJ

A detached character residence on fringe of favoured
Exmoor village enjoying fine views.

Village amenities walking distance. Lynton/Lynmouth 5 miles.

• Hall, 2 Reception Rooms • Recently Fitted Kitchen • Rear Lobby,
Cloakroom • 3 Bedrooms, Shower Room • Calor C. Heating, Double
Glazed • Ample Parking, Garden • Close to Local Footpaths • No

Guide price £342,950

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SITUATION AND AMENITIES

Fairview is set within the boundary of Exmoor National Park, on the edge of the sought after village of Parracombe, which offers a highly regarded local primary school and the Fox and Goose Inn, with a reputation for good food. There are two village churches close by. Literally on the doorstep, there is access to many miles of footpaths across Exmoor, and a little further afield, the rugged North Devon coastline, as well as the sandy, surfing beaches at Croyde and Woolacombe. A few miles away are the twin villages of Lynton and Lynmouth, linked by the famous Victorian Cliff Railway, and offering more extensive shopping facilities and amenities. Barnstaple is about 13 miles and as the Regional centre, provides the area's main business, commercial, leisure and shopping venues. The North Devon District Hospital is just on the periphery of the town. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. A national mainline railway line links Barnstaple to Exeter St David's, with further connecting services to London and beyond and to Exeter Central and its excellent shopping facilities.

DESCRIPTION

Understood to date from the Edwardian era circa 1911, Fairview presents rough cast rendered elevations

beneath a slate roof with double glazed windows virtually throughout. The property has recently been modernised to combine 21st century refinements with original character features. Fairview is well detached and from its elevated site commands fine views over a wide expanse of Exmoor, yet is within walking distance of the village centre. SPECIAL NOTE The property has been realistically priced to take in account that immediately to the rear of it Lynton and Barnstaple railway own a strip of land where they intend to reinstate the narrow guage line to carry the steam locomotive and carriages. We understand that planning permission is being granted for this purpose, although there is no timescale as yet for construction works. As and when the railway arrives we further understand that it operates about 6 months of any calendar year and has restricted operating hours, further details of which are available upon request. Accordingly the property was certainly be of interest to steam railway enthusiasts and would make a very good second home, holiday home investment if not a principal residence.

GROUND FLOOR

PORCH with part opaque glazed panel door, window, glazed inner door to ENTRANCE HALL, staircase rising to first floor. SITTING ROOM, a double aspect room with UPVC double glazed bay window enjoying uninterrupted views over Exmoor, UPVC double glazed window to side, multi fuel burner on stone hearth with wooden mantel



above. DINING ROOM/OR POSSIBLE BEDROOM 4, a double aspect room with UPVC double glazed windows enjoying delightful views over Exmoor. KITCHEN, recently refitted in a black and white theme incorporating good range of units, both base and wall mounted, stainless steel sink, integrated appliances include dishwasher, microwave, integrated fridge, oven and hob, extractor, built in original dresser unit, 2 UPVC double glazed windows overlooking the rear. Doorway to rear UTILITY LOBBY, Baxi wall mounted calor gas fired boiler for central heating and domestic hot water (recently installed) under stairs storage cupboard. CLOAKROOM, WC.

FIRST FLOOR

SPLIT LANDING, approached off the lower landing is a newly formed SHOWER ROOM with oversized cubicle, marble effect aqua board surround, WC, basin, towel rail/radiator. MAIN LANDING. BEDROOM 1, UPVC double glazed window, fine views to Exmoor, original ornamental fireplace. BEDROOM 2, UPVC double glazed windows enjoying views towards Exmoor, original ornamental fireplace. BEDROOM 3, UPVC double glazed window to side elevation, original ornamental fireplace.

OUTSIDE

From the lane a pair of wooden gates lead to the side of the property where there is an extensive drive providing

ample parking and turning space, as well as garage space subject to planning permission. Immediately in front of the house is a paved terrace and steps lead down to the left hand side of the property where there are 2 integrated stores below the house and an adjacent covered log store. Steps then lead up to the rear of the house where there is a further TIMBER WORKSHOP adjacent to the back of the house and enclosed dog compound. There is very little rear garden just a pathway at the back of the house and the boundary with the proposed railway line.

SERVICES

Mains electricity and water, private drainage, calor gas fired central heating.

DIRECTIONS

From Blackmoor Gate where the A39 meets the A399 proceed north eastwards on the A39 towards Lynton. After about 1 mile take the first turning on the left signed Parracombe village. Continuing to the village passing the Fox and Goose pub on your left and take the next turn right by the telephone box. Follow the road past the church and bear right past the village primary school, go up the hill and Fairview will be found set down off the lane on the left immediately before a stone bridge.



Approximate Gross Internal Area
109 sq m / 1173 sq ft

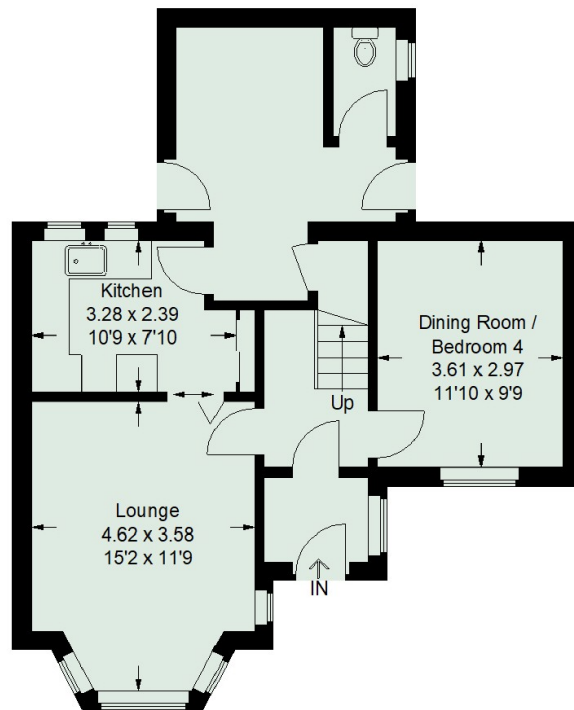
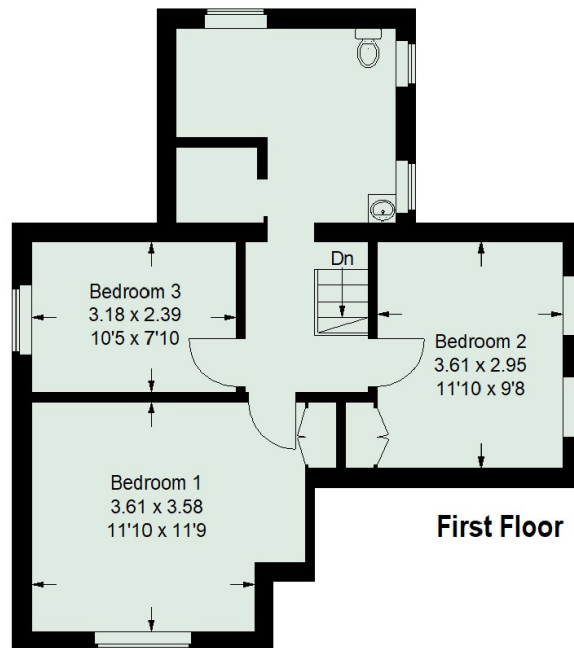


Illustration for identification purposes only, measurements are approximate, not to scale.
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@StagsProperty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(85-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F	30	
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	