

# Well Presented 5 Bed. 3 Bath. House

1 Coppice Close, Fremington, Barnstaple, EX31 2QE

Offers In The Region Of

**£550,000**



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# Well Presented Spacious Detached 5 Bed. 3 Bath. House, Garden, Garage.

1 Coppice Close, Fremington, Barnstaple, EX31 2QE



A beautifully presented, spacious, detached family home, 5 bedrooms, 3 bathrooms – 2 being ensuite shower rooms to bedrooms with the house set off a quiet cul-de-sac of similar properties and to the heart of the popular and accessible village of Fremington in the River Taw valley.

Fremington is a popular and accessible village set on the B3233 coastal road that runs between Barnstaple and Bideford with the village itself centered around its ancient Parish Church and with an excellent range of village facilities including a health centre, hair dresser, 2 village pubs, a co-op/post office and a Boots store together with Fish and Chip shop, a Chinese restaurant and with a regular bus service running through from Barnstaple to the east to Instow and Bideford to the west.

The village is accessible over a short level footpath and which also runs to the north through the village nature reserve down to the River Taw at Fremington Quay where there is a popular cafe and fishing at high tide and being on the Tarka trail which is a largely traffic free cycling and footpath running between Barnstaple to Instow with its beach, Sand dunes, cafes and pubs and on through to the port of Bideford and beyond.

10 miles to the west of Barnstaple and north of the River Taw is the more dramatic North Devon coastline with sandy beaches and rugged cliffs at Saunton, Croyde, Putsborough and Woolacombe. In the opposite direction, 10 miles to the east is the rugged Exmoor National Park.

# DETAILS

This conveniently located and beautifully presented and spacious 5 bedroom detached family home was built just before the turn of the century in Tudor style timber and rendered elevations and has 2 en suite shower rooms with a family bathroom, integral double garage one of which is used as a workroom/gym, and the whole benefits from full double glazing and main gas central heating to radiators throughout.

Council Tax - Band E

EPC - Band C

Services - all mains connected, gas heating.



## Storm Porch

### Entrance Hall 4.45 x 1.08 (14'7" x 3'6")

Stairs to first floor and door to understairs store cupboard. 2 radiators.

### Cloakroom 1.9 x 0.86 (6'2" x 2'9")

Wc, corner handbasin and radiator.

### Sitting Room 5.12 x 3.55 plus bay window (16'9" x 11'7" plus bay window)

2 radiators, bay window looking over towards the nature reserve, dado rail, double doors to kitchen/dining room. Fireplace with inset electric fire.

### Kitchen/Dining Room 8.39 x 3.32 (27'6" x 10'10")

Double doors from sitting room. double doors to conservatory. Fitted kitchen units with inset 1.5 bowl sink unit with mixer taps. 5 burner Rangemaster stove. Variety of drawers and cupboards under worktops. Door to outside. Further worktops with drawers and cupboards under. Wall unit with glazed display units. Tiled floor. Integral dishwasher. Floor to ceiling fitted cupboards with inset space for fridge/freezer.

### Conservatory 2.75 x 1.94 (9'0" x 6'4")

Fully glazed, door to garden and opening toplights



## VIEWING

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**Utility Room 3.32 x 2.35 (10'10" x 7'8")**

Door to garden. Worktops with inset single drainer sink unit with drawers and cupboards under and space for wash machine and separate drier. Space for American fridge and separate deep freeze.

**Gym/Workroom/Second Garage 4.58 x 2.54 (15'0" x 8'3")**

Partition wall at end against up and over door. Door to

**Integral Garage 5.08 x 2.73 (16'7" x 8'11")**

Up and over door and personel door to outside, mezzanine store area.

**Landing**

Door to shelved airing cupboard

**Bedroom 1 5.63 x 2.71 (18'5" x 8'10")**

Window looking out to nature reserve. Radiator

**En Suite 2.67 x 2.48 (8'9" x 8'1")**

Free standing bath, corner shower cubicle with Triton shower, pedestal handbasin, low level wc, radiator

**Bedroom 5 3.86 x 2.6 (12'7" x 8'6")**

Looks out to nature reserve area. Radiator.

**Bedroom 4 3.433 max x 3.15 max (11'3" max x 10'4" max)**

Looking out over rear garden, radiator.

**Family Bathroom 2.233 x 1.693 min (7'3" x 5'6" min)**

Panel bath with Mira sport shower over and telephone style mixer tap/shower on bath. Low level wc, pedestal hand basin with mirror and strip light/shave point over. Radiator

**Bedroom 3 3.24 x 2.76 min (10'7" x 9'0" min)**

Overlooking the rear garden. Radiator.

**Bedroom 2 3.65 x 3.47 (11'11" x 11'4")**

Recessed wardrobes to one wall. Looking over to the nature reserve. Radiator.

**En Suite Shower Room 1.89 x 1.2 minimum (6'2" x 3'11" minimum)**

Shower cubicle, radiator, low level wc, handbasin in vanity unit and door to store cupboard.

**To The Front**

Access of the cul de sac road and 2 car spaces on the drive to the front of the garaging. Otherwise lawn with a number of timber raised beds/boxes with flowers and Shrubs. Access to the side of the house to the rear garden and garage side door. .

**To The Rear**

Large paved patio along the frontage currently with a temporary timber cage (easily removed). Steps up to lawn, central rockery/flower border, mature hedge and overlooking a currently protected lightly wooded area.





## DIRECTIONS

From Barnstaple proceed over the Old Bridge and at the "stones" roundabout take the second exit up Sticklepath Hill. Pas through the sirst roundabout and at the second "Cedars" take the second exit to Bickington and Instow. Follow the road into Fremington and just after entering the village take the first right turn opposite the bus stop Taw Meadow. Almost immediately take the first left and drop down the incline to the bottom where bear left and again follow the road and you will then come to the cul de sac at Coppice Close. Using free app what3words enter the words [///composts.stocky.thumbnail](https://www.what3words.com/)



## VIEWING

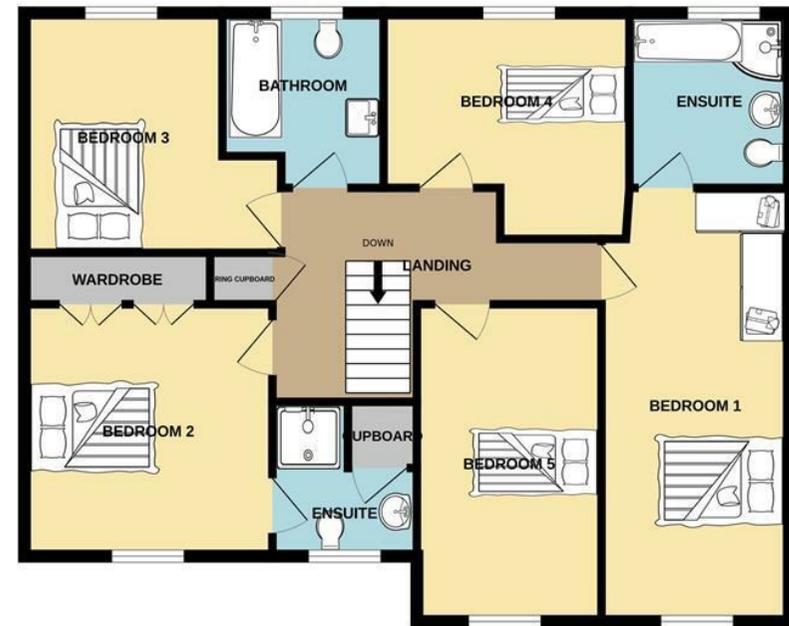
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hours Michael Challacombe  
07970 445204



GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR  
918 sq.ft. (85.2 sq.m.) approx.



1 COPPICE CLOSE, FREMINGTON, EX31 2QE

TOTAL FLOOR AREA : 1963 sq.ft. (182.3 sq.m.) approx.

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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