

GROUND FLOOR



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Directions

Leaving Barnstaple proceed through Pilton and into Bradiford, following this road in the direction of Marwood. After approximately 2 1/2 miles you will enter Prieford. In the middle of the village take the right hand turn to Kings Heanton and continue up the hill passing Merewood Close on your right. Take the next right hand turning into Pinaval Gwel.

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3 Bed Bungalow - Detached

Pinaval Gwel Prieford, Barnstaple, EX31 4DX

Guide Price

£550,000

- Beautifully Presented Detached Bungalow
- S106 Local Occupancy Restriction
- Scenic Walks Located Close By
- Air Source Heat Pump & Solar Panels
- Ample Parking for Multiple Vehicles
- Popular Rural Village Location
- Breathtaking Views Towards Exmoor
- High Specification Finish
- EPC: A



Property Description

The property is approached via a gravel driveway providing ample parking and access to an integral garage. The front door opens into a bright and welcoming entrance hall, leading to spacious and beautifully finished living accommodation throughout. At the heart of the home is a stunning open plan kitchen and dining room, designed with both practicality and aesthetics in mind. Vaulted ceilings with twin skylights flood the space with natural light, while bi-fold doors open directly onto a patio area, allowing seamless indoor outdoor living. The kitchen itself features sleek dark cabinetry, quartz-style work surfaces, a large central island, and integrated appliances, all complemented by warm wooden flooring and soft LED mood lighting. A separate living room provides a comfortable space to relax and unwind, offering generous proportions and dual-aspect windows framing the surrounding countryside views. The principal bedroom suite is a true highlight, a tranquil retreat featuring a walk-in dressing room and a stylish ensuite bathroom fitted with high-quality fixtures. Two further bedrooms provide flexibility for family, guests, or home working, each finished with attention to detail and natural light. A contemporary family shower room, finished in striking blue herringbone tiling with brass fittings, completes the internal accommodation.

Built with sustainability in mind, Pinaval Gwel is equipped with an Air Source Heat Pump and solar panels, ensuring energy-efficient heating and significantly reduced running costs. With an EPC rating of A, this home offers future-proof living without compromise on comfort or design.

Services
Mains Water & Drainage
Air Source Heat Pump C/H & Solar Panels
Council Tax band C

EPC Rating
A

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



Surrounding Area

The property sits within a generous plot that has been designed to complement its countryside setting. The rear garden enjoys uninterrupted views across open fields towards Exmoor, providing the perfect backdrop for alfresco dining, morning coffee, or simply enjoying the tranquillity of rural life. The gravel driveway to the front provides parking for multiple vehicles and leads to the integral garage, offering additional storage or workshop space. The property enjoys a delightful position within the sought-after village of Prixford, surrounded by beautiful North Devon countryside. The nearby village of Marwood offers a strong community feel, while the market town of Barnstaple is just a short drive away, providing a comprehensive range of shopping, dining, and leisure facilities. The North Devon coastline, including the beaches of Saunton, Croyde, and Woolacombe, can all be reached within around 30 minutes by car, making this the ideal home for those who appreciate both countryside and coast. Scenic walks, bridleways, and cycle routes are all close at hand, perfect for those who enjoy an active lifestyle or simply wish to make the most of the natural surroundings.



Room list:

- Entrance Hall
- Open Plan Kitchen Diner
3.63m x 7.07m (11'10" x 23'2")
- Living Room
4.53m x 5.04m (14'10" x 16'6")
- Bedroom 1
3.78m x 3.98m (12'4" x 13'0")
- Dressing Room
1.67m x 2.17m (5'5" x 7'1")
- Ensuite Bathroom
1.97m x 2.17m (6'5" x 7'1")
- Bedroom 2
3.25m x 2.60m (10'7" x 8'6")
- Bedroom 3
2.15m x 1.90m (7'0" x 6'2")
- Family Shower Room
1.65m x 1.97m (5'4" x 6'5")
- Garage