



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings are not included. 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.
Made with Metropix ©2025

Directions

From Barnstaple continue out of the town north on the Goodleigh and Bratton Fleming Road, continue along this road for approximately 8 miles and upon reaching the village of Bratton Fleming continue up along the road and up the hill. Withycombe will be found on your right hand side clearly marked with the name clearly displayed and a For Sale board.

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Detached 4 Bed House within Large Plot
Withycombe Bratton Fleming, Barnstaple, EX31 4SA

Guide Price

£395,000

- NO CHAIN!
- Four Double Bedrooms
- Large Driveway & Garage
- South Facing Rear Garden
- Garden Room & Log Burner
- Generous Plot
- Solar PV Installed
- Popular Village Location



Room list:

Entrance Hall
4.46m x 1.95m (14'7" x 6'4")

Kitchen
4.90m x 2.84m (16'0" x 9'3")

Dining Room
4.34m x 2.97m (14'2" x 9'8")

Living Room
4.93m x 2.95m (16'2" x 9'8")

Downstairs WC
1.72m x 0.87m (5'7" x 2'10")

Study
2.95m x 1.78m (9'8" x 5'10")

Bedroom 1
3.99m x 2.95m (13'1" x 9'8")

Ensuite Shower Room
1.25m x 1.93m (4'1" x 6'3")

Bedroom 2
3.96m x 3.28m (12'11" x 10'9")

Bedroom 3
3.71m x 2.95m (12'2" x 9'8")

Bedroom 4
3.33m x 2.97m (10'11" x 9'8")

Garden Room
3.71m x 2.79m (12'2" x 9'1")

Garage
8.10m x 2.75m (26'6" x 9'0")

Property Description

The ground floor welcomes you into a bright and spacious entrance hall with practical storage and warm wood-effect flooring. The layout flows into a light-filled, dual-aspect dining room with French doors opening directly onto the rear garden, ideal for entertaining or family meals. Adjacent, the sitting room features a wood-burning stove set within a classic surround and wide picture windows that frame the garden views.

The kitchen is fitted with modern cream units, wood-effect worktops. A rear door connects directly to the garage, making it a functional extension of the living space. Also on the ground floor is a study, a cloakroom, and a fourth bedroom with a built-in wardrobe—offering versatility as a guest room or home office.

Upstairs, a generous landing provides enough space for a desk or reading nook, and includes access to a large store room and the loft via a retractable ladder. The principal bedroom benefits from an en-suite shower room with contemporary fittings. Two additional bedrooms, both with garden views, share a modern family bathroom complete with a P-shaped bath, overhead shower, and sleek vanity units.

Outside, the grounds are a real highlight. A sweeping driveway offers ample space for multiple vehicles, including a motorhome or caravan. The gardens are a delightful mix of well-established lawns, shrubbery, and flower beds, featuring mature specimens such as azaleas, camellias, and rhododendrons. A raised terrace and ornamental pond, shaded by an apple tree, create perfect spots to relax and enjoy the peaceful surroundings. The kitchen garden and shed provide practical outdoor space, while the paved terrace and lawn offer excellent areas for entertaining or family play.

At the rear of the garage, the garden room—complete with a wood-burning stove and doors to the outside—offers a cosy year-round retreat or potential studio.

Services

Mains Water, Electric and Drainage.
Oil Fired C/H

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

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

