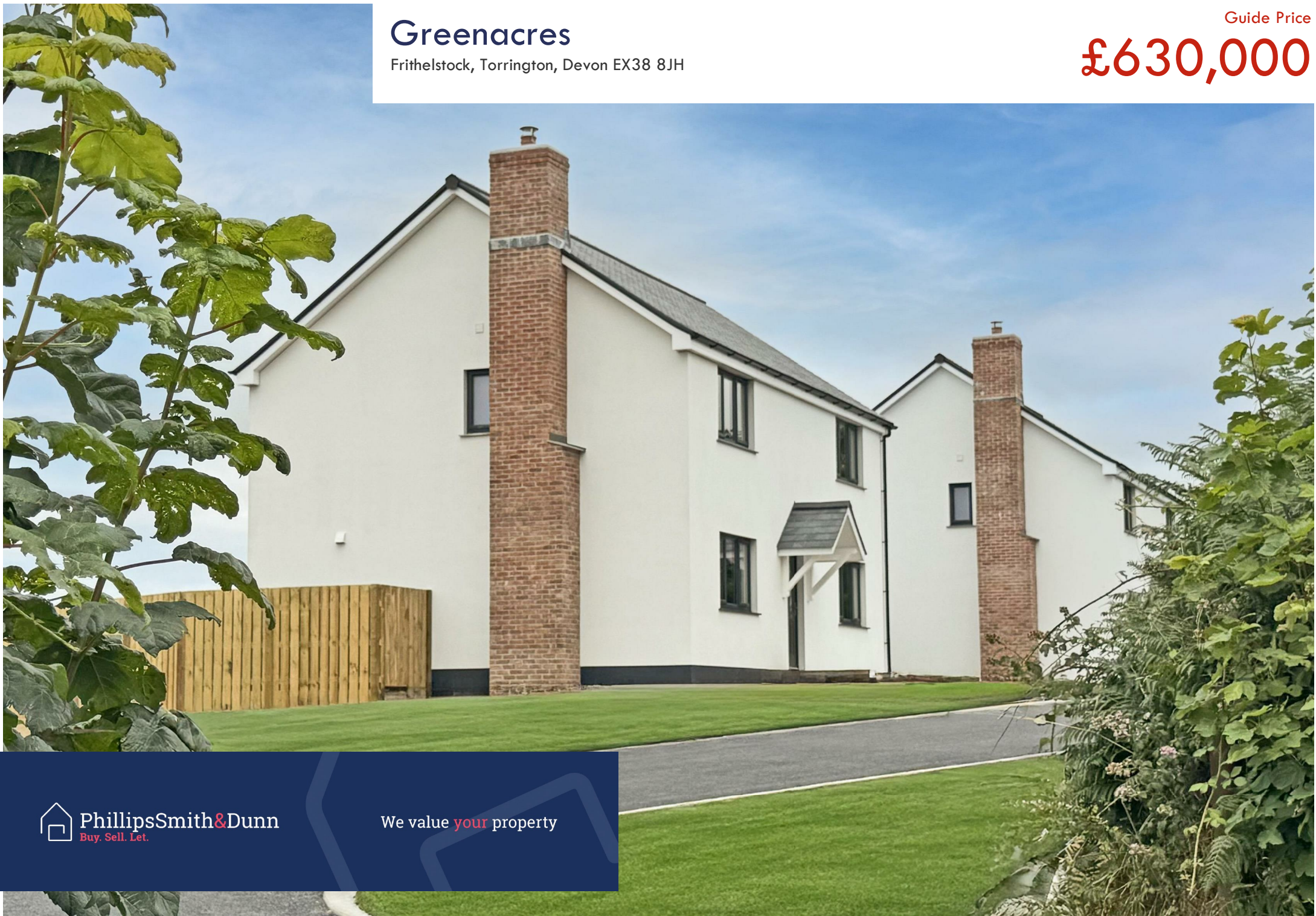


Greenacres

Frithelstock, Torrington, Devon EX38 8JH

Guide Price

£630,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

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5 Bedroom Detached Home With Stunning Countryside Views

Greenacres, Frithelstock, Torrington, Devon EX38 8JH



Welcome to Greenacres, one of just two beautifully built homes crafted by a trusted local builder, with quality and attention to detail at every turn - being offered with no onward chain.

Backed by a six-year warranty for added peace of mind, this thoughtfully designed property offers spacious and flexible two-storey living, complete with modern comforts like double glazing and an energy-efficient air source heat pump heating system.

Tucked away on the edge of a peaceful hamlet, Greenacres enjoys stunning open countryside views both front and back. It's a truly tranquil setting, yet still within easy reach of local amenities-making it an ideal family home in a location that's both desirable and accessible.

Early viewing is definitely recommended-you won't want to miss the chance to make this lovely home your own.

Step through the entrance porch and into a welcoming hallway, where you'll find stairs leading to the first floor and a handy understairs cupboard that houses the home's service equipment. The lounge is warm and inviting, featuring a wood-burning stove that adds a cosy touch on chilly evenings. There's also a flexible ground-floor room that can be used as a home office, playroom, or even a fifth bedroom-perfect for changing family needs.

At the rear of the home is a real showstopper: a spacious 32-foot open-plan kitchen, dining and family room that's ideal for entertaining or simply enjoying everyday life. The kitchen is fitted with a stylish range of units and high-quality Bosch integrated appliances, while wide bi-fold doors open out to the garden, flooding the room with natural light and giving a wonderful indoor-outdoor feel. A separate utility room, matching the kitchen in style, offers laundry space and extra storage, and there's a downstairs WC for added convenience. The hall, kitchen/diner, utility and WC all benefit from natural stone flooring.

Upstairs, you'll find four generous double bedrooms, two of which enjoy their own en-suite shower rooms. Three of the bedrooms also feature built-in wardrobes, and all of them enjoy peaceful rural views-a lovely way to start and end the day. The family bathroom is well appointed, with a modern three-piece suite.

Greenacres offers the perfect blend of rural charm and modern living-a comfortable, stylish home in a beautiful setting with space for the whole family.

Frithelstock is a typical rural North Devon hamlet with its church, and is situated within easy reach of the towns of Torrington, Bideford and Holsworthy, which each host a good selection of everyday amenities. The North Devon and North Cornish coastline is just a short drive away. Barnstaple, North Devon's Regional Centre, located on the banks of the rivers Taw and Yeo, is approximately 30/35 minutes driving distance away, and houses the areas main shopping business and commercial venues. Barnstaple houses a rail station, and the A361 heading to the east provides a link to the National Motorway Network via junction 27 of the M5.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797



Entrance Hall

Lounge 4.14m x 3.56m (13'6" x 11'8")

Study/Ground Floor Bedroom 3.96m x 2.44m (13' x 8')

Kitchen/Diner/Family Room 9.96m x 4.57m maximum (32'8" x 15' maximum)

Utility 2.79m x 1.88m (9'2" x 6'2")

Ground Floor WC

Master Bedroom 3.35m x 3.25m (11' x 10'8)

En-suite

Bedroom 2 3.25m" x 2.95m (10'8" x 9'8")

En-suite

Bedroom 3 3.58m" x 2.44m' (11'9" x 8")

Bedroom 4 3.96m x 2.44m + recess (13' x 8' + recess)

Family Bathroom 2.74m x 1.78m (9' x 5'10")





OUTSIDE

Greenacres is set back from the road and reached via a shared tarmac driveway, which leads to a private parking area right in front of a generously sized detached garage, measuring approximately 20 x10 ft. The garage is well equipped with a electric roller door, power, lighting, electric car charging point and handy storage space in the eaves-ideal for everything from bikes and tools to garden gear.

The front garden is a lovely mix of lawn and gravel, with paved paths guiding you to the front door. Around the back, the rear garden offers a great space to relax or entertain, with a paved patio and lawned area perfect for summer evenings or weekend barbecues. You'll also find the air source heat pump tucked away here, along with an outdoor tap for added convenience. And the best part? The garden backs directly onto open fields, offering breathtaking countryside views that make the most of this peaceful rural setting.

AGENTS NOTE - The property may be available with additional land, up to an acre, by separate negotiation. Additionally, the property will be liable for a proportion of the costs of maintenance of the shared driveway.



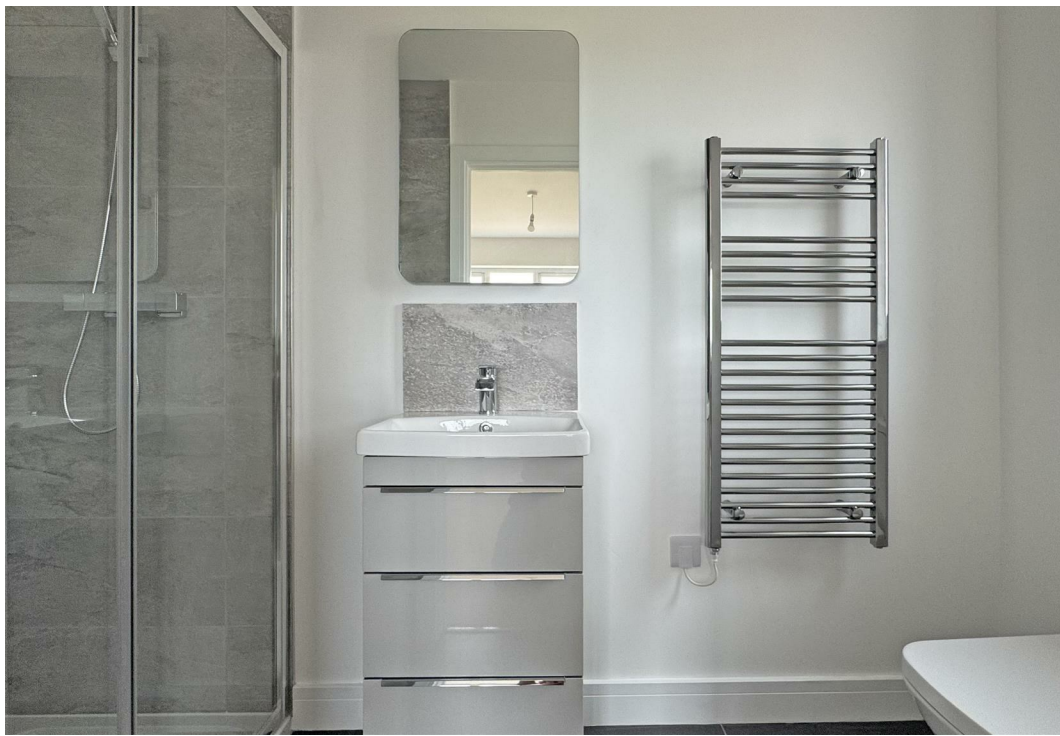
DIRECTIONS

From Bideford depart in a westerly direction, proceeding straight across a roundabout at the end of the bridge, and at the next roundabout bear left as though to Torrington. Travel through Landcross, then turning right signed Holsworthy. Continue on this road until you enter Frithelstockstone, where turn left signed Frithelstock. Proceed along this road until you enter Frithelstock, where the property is located on your left, and is identified by a for sale board. What3words [//reddish.deflation.desktops](https://reddish.deflation.desktops).

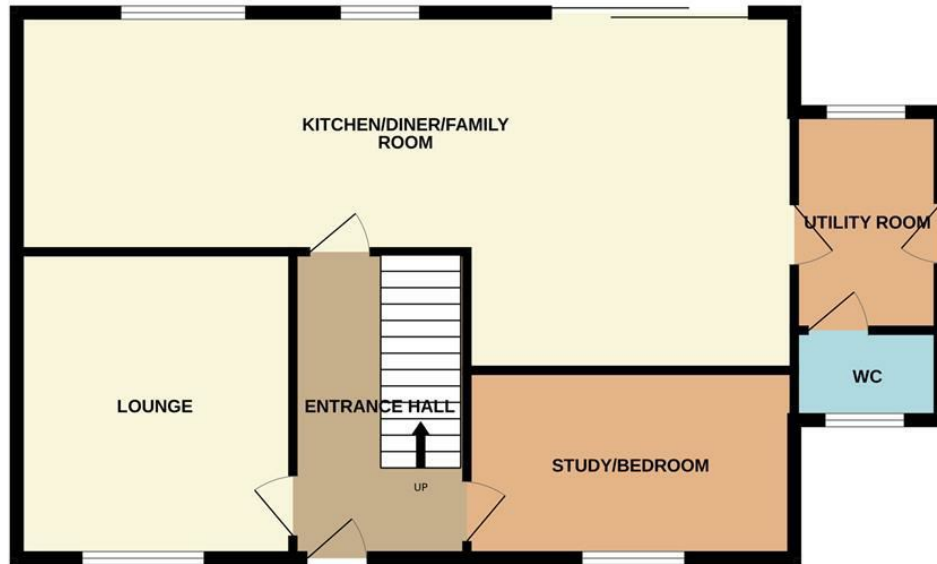


VIEWING

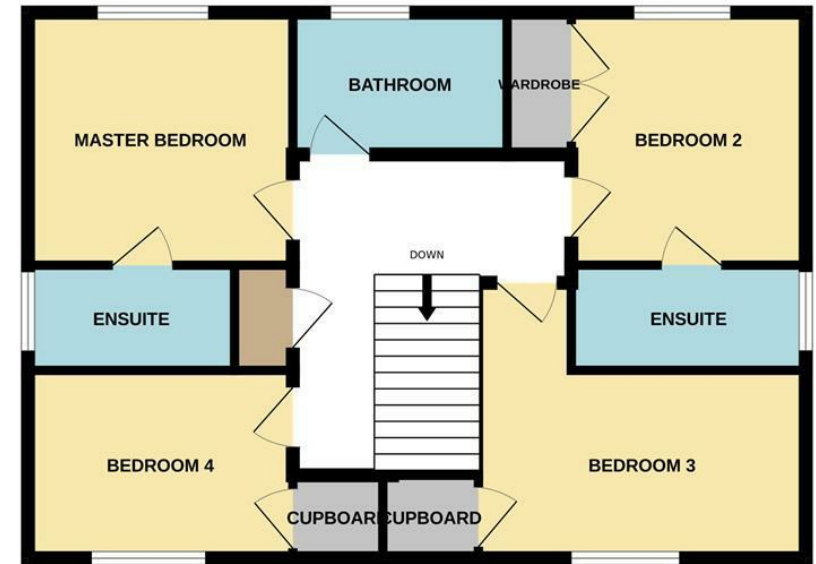
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GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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