



## Greenhill Bungalow, Middle Marwood, Nr Braunton, EX31 4EG

Offers Over £300,000

- Holiday Let Restricted
- Well Planned Accommodation
- No Onward Chain
- Private Water Supply
- Uninterrupted Countryside Views
- Tranquil Spot
- Ample Off Road Parking



# Greenhill Bungalow

This well-proportioned bungalow sits on the outskirts of the charming rural village of Middle Marwood, nestled in the rolling hills between Barnstaple and the popular seaside destination of Woolacombe.

It should be noted that the property does have a planning condition in place, meaning the property is holiday tied and can not currently be utilised as a full-time residence.

The property in the past has been successfully holiday let via award winning agents Holidaycottages.co.uk and within 2018 had achieved 40 bookings. It should be noted that the property would require some investment in order to reestablish its holiday let potential.



Council Tax Band: E



## ENTRANCE HALL

Welcomes you into the property.

## KITCHEN/DINER

16'6" x 12'8"

The kitchen has been equipped with matching floor and eye level units, granite work surfaces with drawers and cupboards below and Belfast sink. Built-in double oven with 5 ring gas hob and stainless steel extractor over, with storage and plumbing for white goods. Delightful dining area with wood floor, sliding doors to the raised decking and superb country views.

## LOUNGE

15'11" x 19'0"

Boasting a triple aspect with far-reaching country views, an attractive fireplace with surround, mantle and hearth housing a wood-burning stove. Sliding doors offer access out onto the raised decking area that looks out across the valley.

## UTILITY

Offering convenient storage and undercounter space and plumbing for a washing machine and tumble dryer.

## BEDROOM 1

12'0" x 11'2"

A good sized double bedroom boasting a dual aspect with countryside views over the orchard.

## BATHROOM

Offering a white suite comprising a panelled bath with shower attachment over, low-level W.C and wash hand basin.

## BEDROOM 2

11'11" x 8'10"

A good sized double room arranged as a twin with a delightful countryside view over the orchard.

## BEDROOM 3

8'2" x 11'0"

A comfortable double bedroom at the front of the property with useful fitted wardrobes.

## SHOWER ROOM

Offering a white suite comprising a shower, low-level W.C and wash basin, tiled walls and floor.

## OUTSIDE

The property is approached via a private driveway offering ample parking for a number of vehicles. There is an attractive front garden laid mostly to lawn and is well-stocked with a variety of plants and shrubs. There is access to the side of the bungalow where, to the immediate rear,

is a raised deck which boasts a delightful countryside view over the orchard as is ideal for alfresco dining.

## VIEWINGS

By prior arrangement only via the sole selling agents Morris and Bott 01237 459 998.

## HOLIDAY LET RESTRICTIONS

Please note that the bungalow is holiday tied and prohibits the occupants using the home as a full time residence.

## AGENTS NOTE

Please note that the images used within our marketing materials were taken back in 2018 and are to be used as a guide to the space and the outlook of the property and do not represent the current condition of the bungalow.

## DIRECTIONS

From North Devon Link Road exit at the 'Lake Roundabout' following signs into Barnstaple and Ilfracombe. At the roundabout go straight across over the new Barnstaple Bridge, still following signs for Ilfracombe. Go straight across at the traffic lights and proceed into the left lane to join the A361 signed for Ilfracombe. At the next set of lights by the main entrance to the industrial estate take the right hand lane onto Chaddiford Lane signed for Pilton. Proceed along the road past the secondary school on your right. At the junction take the left hand turning into Bradiford and continue along the road out onto country lanes. Follow the country lane through Pixford and Guineaford. Continue on the same road until you reach 'Gypsy Corner', (which is a discreet sign post) and take the left hand turning onto Metcombe Lane which is signed for Middle Marwood and Patsford. Continue down this road and Green Hill is the first cluster of property you come to, with a Morris and Bott For Sale sign displayed.


## Services

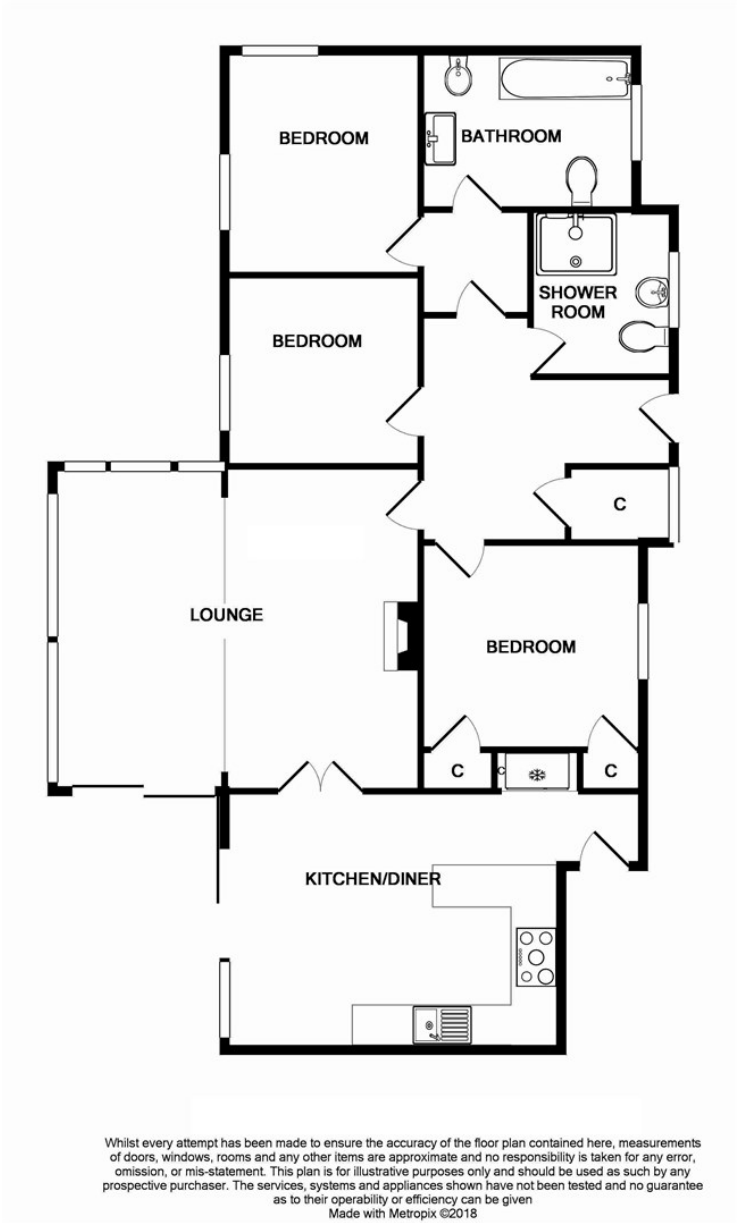
Oil Central Heating, Private Drainage.

Broadband: Standard broadband is available—Ofcom indicates that the highest available download speed is 900 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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