



4 Beech Road

Stibb Cross, Torrington, Devon EX38 8HZ

Price Guide: £319,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A large and adaptable 5 bedroom (1 en-suite) family detached house with a spacious 1 bedroom ground floor annexe, which if not required as an annexe, this extra space could easily be incorporated and used within the main accommodation. This property is presented in very good modern decorative order and features well planned gardens at the front and rear. Beech Road is a quiet cul de sac of detached houses and bungalows, close to the centre of Stibb Cross and within a few minutes drive of the Langtree primary school.

The small village of Stibb Cross has a popular pub which serves food. The village is situated between Great Torrington, Bideford and Holsworthy, which all have a selection of shops, supermarkets, leisure activities and schools. The coastal resorts of Westward Ho! and Bude are within easy driving distance.

#### **Entrance Porch**

Window to the front. Radiator. Glazed door to:

#### **Reception Hall**

Stairs rising to first floor. Radiator. Under stairs recess.

#### **Kitchen**

**3.85m x 3.10m (12'6 x 10'1)**

Range of light wood effect units with ceramic knobs. Rolled edge worksurfaces. Base and wall storage units. Integrated double oven with extractor canopy above and hob over. 1 ½ bowl stainless steel sink with mixer tap. Recess and plumbing for dishwasher. Space for American style fridge/freezer and table and chairs. Radiator. Laminated flooring. Ceiling spotlights.

#### **Sitting Room**

**4.96m x 3.43m (16'2 x 11'2)**

Window to the front. Radiator. TV point. Coving. Double doors open to:

#### **Dining Room**

**3.49m x 3.37m (11'4 x 11')**

Sliding double glazed patio doors opening to rear garden. Laminated flooring. Radiator. Door to Kitchen.

#### **Utility Room**

**3.09m x 1.69m (10'1 x 5'5)**

Fitted with a range of base and wall storage units. Worksurface with stainless steel sink and mixer tap. Plumbing and space for washing machine and tumble dryer. Laminated flooring. Door linking to:

#### **ANNEXE**

#### **Kitchen/Dining Room**

**4.88m x 3.73m average measurements (16' x 12'2)**

A triangular shaped room with access to loft space. A range of wood fronted units with metal handles. Granite effect worksurfaces with 1 ½ bowl sink unit with mixer tap. Integrated oven,

hob and extractor canopy. Chrome heated towel ladder. Laminated flooring. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Room for table and chairs. Internal door opening to Garage. Glazed door from the Kitchen/Diner opens to:

#### **Annexe Living Room**

**5.75m x 3.50m (18'8 x 11'4)**

A sun room type construction with polycarbonate roof. Laminated flooring. Windows to two sides and doors opening to garden. Two radiators. TV point.

#### **Annexe Bedroom**

**3.65m x 2.74m (11'9 x 8'9)**

Window to the front. Radiator. TV point. Door to:

#### **En-Suite Bathroom**

Modern white suite of panelled bath with Mira shower over. Chrome heated towel rail. Vanity unit with mixer tap and cupboard below. Low flush w.c. with concealed cistern. Extractor fan. Tiled floor.

#### **First Floor Landing**

Hatch to loft space.

#### **Bedroom 1**

**4.26m x 3.71m (13'9 x 12'1)**

Radiator. TV point. Door to:

#### **En-Suite Shower Room**

White suite of low flush w.c. Pedestal wash hand basin with tiled splash back. Shower cubicle with shower and glazed screen. Radiator. Shaver point.

#### **Bedroom 2**

**3.51m x 3.10m (11'5 x 10'1)**

Radiator. Views to the front.

#### **Bedroom 3**

**3.43m x 2.82m (11'2 x 9'2)**

Radiator. Views to the rear.





#### **Bedroom 4**

**2.82m x 2.65m (9'2 x 8'6)**

Radiator. Views to the rear.

#### **Bedroom 5**

**2.49m x 2.33m excluding door recess**

Radiator.

#### **Family Bathroom**

Modern white suite of low flush w.c. Pedestal wash hand basin. Panelled bath with mixer tap and hand shower attachment. Tiled walls. Radiator. Shaver point. Extractor fan.

#### **Integral Garage**

**5.16m x 2.90m (16'9 x 9'5)**

Housing oil fired boiler for central heating and hot water. Up and over metal door. Roof storage space. Electric light and power.

#### **Outside**

To the front of the property is a large tarmac driveway suitable for parking 3 cars which in turn leads to the Garage. There is an attractive hedge surrounding the front garden giving privacy from the road and neighbouring properties which encloses a lovely area of grass which is particularly sunny in the mornings and to the side of the house is a storage area with gate to rear garden, and is partially covered.



The rear garden comprises of a large paved terrace area ideal for bbq's and patio seating which leads onto a neat area of grass with flower borders. At the far end of the garden is a raised paved terrace from where to enjoy the evening sun. Outside water tap. Pedestrian side gate to the front and modern oil storage tank enclosed by panelled fencing.





**Services:** Mains electric, water, oil fired central heating. uPVC double glazing.

**Energy Performance Certificate:** TBC  
**Council Tax Banding:** D

**Directions:**

From Bideford proceed on the A386 towards Torrington passing through the village of Land Cross. At the next junction turn right signposted Stibb Cross and Holsworthy. Proceed on this road for approximately 6 miles until reaching the village of Stibb Cross. After passing through the villages of Monkleigh and Frithelstockstone. On entering Stibb Cross turn left and left again into Beech Road and No.4 can be found after a short distance on the right marked with a Harding & Co for sale board.

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