

LOXHORE · NORTH DEVON

Meadow Park

A country home with gardens and paddock, approximately 3.2 acres in all

BY DESIGN

Welcome

A home that stays with you

4	3
DOUBLE BEDROOMS	BATH & SHOWER ROOMS
3	3.2
VERSATILE LIVING SPACES	ACRES IN ALL, APPROX.

Some homes impress through scale. Others stay with you because of how they make you feel. Meadow Park does both.

Set amid the rolling countryside of Loxhore, this beautifully presented single-storey home looks south across its gardens and down through a glorious Devon valley. The view is there when you wake, when you sit down to breakfast and when the evening light begins to fade across the hills.

Around it lie approximately half an acre of established gardens and an adjoining paddock of some 2.7 acres. The setting feels wonderfully peaceful, yet never isolated. Barnstaple is around six miles away, while Exmoor and the beaches of North Devon are each about half an hour.

It is a home with room to live, work, entertain and breathe.



Looking south, across the gardens and down through the valley



01 · THE HOUSE

A home that follows the landscape

Meadow Park sits quietly within its own gardens, looking south across the valley. Its broad, single-storey layout of approximately 2,400 square feet has been carefully adapted and remodelled to feel spacious, settled and easy to live in.

The principal rooms face the garden, so the changing light and the landscape beyond become part of daily life. A detached garage with office space and ample private parking complete the arrival.



The outlook is never far away



02 · THE KITCHEN

The heart of Meadow Park

A kitchen designed to be used and enjoyed rather than simply admired: country-style cabinetry, solid oak worktops, an electric range cooker as its centrepiece and a large island for preparation, conversation and informal suppers.

From the island the room opens into the dining and family areas, out through French doors to the terrace and on to the valley. This is not a kitchen kept for best. It is where life at Meadow Park happens.

03 · DINING & FAMILY

Where everyday life comes together

At approximately 28′6″ by 22′2″, the open-plan room is large enough for a full house of family and friends, yet warm and welcoming on quieter days.

The dining area makes the valley a backdrop to Sunday lunches and long evenings around the table, while the family seating keeps everyone in the conversation. In summer the doors stand open and life moves naturally outside.







0 4 · THE SITTING ROOM

Somewhere quiet to withdraw

When a little peace is wanted, the separate sitting room offers a complete change of atmosphere. Dual-aspect windows bring in the light and French doors open straight onto the garden.

Through the cooler months the wood-burning stove becomes the focal point. There is space to gather when everyone is home and somewhere to retreat when they are not.



05 · THE WING

More than one possibility

Beyond the kitchen, a large double bedroom is joined by a walk-in dressing room, a newly fitted shower room, a utility room and this light-filled sun room, which opens directly to the garden.

It can stay part of the main house or offer real independence for a relative, older children, frequent guests or home working. The utility room even has the proportions for a second kitchen, subject to consents.

06 · BEDROOMS

Rest and room for everyone

Four double bedrooms are arranged across two wings. Three occupy the principal sleeping area, two of them dual aspect, including a spacious and private main bedroom with its own dressing area and en suite bathroom.

A separate family shower room serves the others, while the fourth bedroom sits within the adjoining wing, bringing generations together without placing them on top of one another.







Breakfast in the sun, with the paddock gate just beyond



07 · THE GARDENS

A garden created over time

Extending to approximately half an acre, the south-facing gardens wrap around the house in lawns, deep borders, mature shrubs and specimen trees. They are alive with birdsong and wildlife, with the settled beauty that only years of care can bring.

The broad terrace looks down the valley while a lower terrace beneath the magnolia offers shade. A greenhouse and small orchard add a productive touch. From several seats the babbling brook can be heard below.



A series of garden areas, lovingly created, each with its own outlook and character



0 8 · THE PADDOCK

A meadow of your own

Immediately beside the gardens, a pasture paddock of approximately 2.7 acres is included in the sale, with its own gated access onto the lane, two enclosed timber outbuildings and a seat placed to take in the valley.

It could offer grazing for ponies, a larger kitchen garden or a wildflower meadow. Or it can simply be open land beside the house, with the pleasure of walking through your own gate and looking back across the field.

0 9 · THE SETTING

North Devon on your doorstep

Loxhore is a small rural parish of quiet lanes, wooded valleys and open countryside, with a strong community spirit and a well-used village hall. Nearby Bratton Fleming has a village store, a primary school and a lively calendar of local events.

To the north and east the land rises towards Exmoor and Arlington Court. To the west lie the great beaches of Woolacombe, Putsborough, Croyde and Saunton, where two championship links courses run among the dunes.

Spend the morning on Exmoor, the afternoon beside the sea and the evening back on the terrace, looking down the valley.

PERFECTLY PLACED

Exmoor National Park	4.5 miles · 10 mins
Barnstaple	6 miles · 15 mins
West Buckland School	6.5 miles · 12–15 mins
North Devon Link Road	8 miles · 20 mins
Lynton & Lynmouth	15 miles · 25 mins
Saunton Sands & Golf Club	17 miles · 35–40 mins
Croyde	18 miles · 35–40 mins
Woolacombe	19 miles · 30–35 mins
Tiverton Parkway	40 miles · 1 hour

Direct trains from Tiverton Parkway to London Paddington from approximately 1 hour 52 minutes. All distances and times are approximate.



Floor plan for identification only and not to scale.

FLOOR PLAN

All on one level

APPROXIMATE ROOM SIZES

Kitchen / dining / family	28′6″ × 22′2″
Sitting room	17′3″ × 15′8″
Sun room	13′7″ × 12′10″
Utility room	14′3″ × 8′0″
Bedroom (wing)	19′8″ × 11′10″
Main bedroom	14′7″ × 11′1″
Bedroom	14′9″ × 10′11″
Bedroom	12′4″ × 9′2″

Approximately 2,400 sq ft in all, with en suite, family shower room, wing shower room, two dressing rooms and a side entrance.



Boundary shown in red for identification only.

SITE PLAN & INFORMATION

The particulars

Tenure	Freehold
Grounds	Approx. 3.2 acres in all
Gardens · paddock	0.5 acre · 2.7 acres
Floor area	Approx. 2,400 sq ft
Services	Mains water & electricity · private drainage
Heating	Oil-fired central heating
Energy	Solar panels · double glazing · EPC C
Council tax	Band E · North Devon Council
Parking	Ample parking · detached garage



As evening falls, the house begins to glow

YOUR PEACEFUL HAVEN IN NORTH DEVON

Wake up to the view down through the valley.

Open the doors to the garden.

Gather everyone around the island, then retreat to the fire.

Walk through your own gardens and out into the paddock beyond.

At the end of the day, Meadow Park is somewhere to close the gate, look across the valley and feel at home. The setting needs to be experienced and the view needs to be seen.

VIEWING

Strictly by appointment with the sole selling agents.

Graham Coton ANAEA

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