



Glendalough, Pilton West, Barnstaple, Devon, EX31 4JQ





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Guide Price £425,000

This three bedroom home offers fantastic flexible living space, with all bedrooms having en-suite bathrooms, and outside space directly accessed from both downstairs and upstairs. Located at the edge of Barnstaple, in the Pilton area, the house is conveniently close to the hospital, walking distance to amenities, while benefitting from close access to rural and coastal locations via the Shirwell Road and views across the countryside.

The house is entered directly into the kitchen / dining room, which has an adjoining shower room and large understairs storage. The spacious kitchen/dining room has direct access into the garden and the triple aspect offers plenty of light and space. On the ground level, we find an additional reception with adjoining bedroom and en-suite bathroom. This has the potential to be used as a self-contained space, if required as it has access to rear garden and raised decking through bifold doors.

A new staircase leads upstairs to two large en-suite bedrooms, each with an individual feel, one having access onto the balcony through bifold doors. The balcony is a wonderfully restful place to sit with stunning views and sunsets in the evening.

With all bedrooms en-suite, the house would be ideal for family use or multi-generational living. The plot is substantial, and would easily accommodate extension of the house plus a garage or potentially another property. There is historical permission to extend (plans can be viewed) subject to planning. Viewing is highly recommended to appreciate the potential, and the current benefits of the house and its location.

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Three Double Bedrooms
All Bedrooms En-suites
Additional downstairs shower room
Open plan kitchen, dining and sitting room
Bifold doors from reception to raised decking
Bifold doors from upstairs bedroom to balcony
parking for 5+ vehicles
Lovely Views
Convenient Location
Historical Planning Permission to extend



Ground Floor

Kitchen / Dining Room / Reception

4.2m x 8.8m (13' 9" x 28' 10")

Reception Room

3.6m x 4.8m (11' 10" x 15' 9")

Bedroom 3

2.6m x 3.3m (8' 6" x 10' 10")

Bathroom

1.6m x 2.2m (5' 3" x 7' 3")

Shower room

2.4m x 3.6m (7' 10" x 11' 10")

First Floor

Bedroom 1

4.2m x 7.3m (13' 9" x 23' 11")

En-suite

1.7m x 2.3m (5' 7" x 7' 7")

Bedroom 2

4.7m x 3.6m (15' 5" x 11' 10")

En-suite bathroom

2.8m x 2m (9' 2" x 6' 7")

Balcony

5m x 2.4m (16' 5" x 7' 10")

Outside

Private driveway with parking for multiple vehicles and scope to build a double garage / annexe / additional buildings. Large garden with lawn, mature shrubs and raised decking area for dining. Additional first floor balcony with stunning views across local countryside.

SERVICES

Services - Mains Services connected, Electric and Water. Oil Heating. Private drainage with septic tank for waste.

Council Tax Band - E

EPC - E

DIRECTIONS

If travelling from Barnstaple town centre, take the A39 heading north towards Shirwell, pass straight over the roundabout adjacent to North Devon District Hospital, taking the first right hand turning into a private lane. The House is accessed up the lane on the left hand side. Enter the drive through the gateway and parking can be found in front of the house.

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GROUND FLOOR



1ST FLOOR



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