



Hardwick House, Barnstaple



Nestled in one of Barnstaple's most sought-after locations, this property offers everything a modern family could desire. A detached five double bedroom residence is a spacious and adaptable haven where cherished memories can be made.

'Hardwick House' welcomes you with a large entrance porch/boot room, ideal for shedding those winter coats and boots and stowing your umbrella after a long walk with the dogs. The heart of the home is the spacious kitchen/breakfast room, perfect for family meals, entertaining, and everyday living. There are two spacious reception rooms with lovely south facing views, currently a living room and dining room, providing a choice of cosy family spaces, complete with two wood burners – ideal for gathering on those frosty winter evenings. There is a well-appointed ground floor family bathroom with shower and bath and an additional shower room/wc on the first floor, ensuring convenience for all.

On the first floor there are four double bedrooms providing ample space and choice for the whole family.

Hardwick House also boasts a self-contained annexe/apartment, a valuable addition that opens up a world of possibilities. Whether as a private retreat for guests, a home office/studio, or as it is currently, a rental opportunity, the annexe is a versatile space comprising an open plan kitchen living space, double bedroom, and en-suite shower room.

The double garage has been thoughtfully divided to include storage, a utility room, and a dedicated workshop—perfect for any creative workshop projects. The generously sized driveway offers ample off road parking for multiple vehicles.

Outside, the south-facing garden is a true highlight, with amazing views from the south facing patio over the hills and fields beyond – the sunsets are glorious! The perfect backdrop for alfresco dining or relaxing with some sun cream and your favourite book in summer. The extensive walled garden has large expanses of lawn, bordered by vibrant flower beds and mature shrubs. The greenhouse and potting shed are ready and waiting for any keen gardeners.

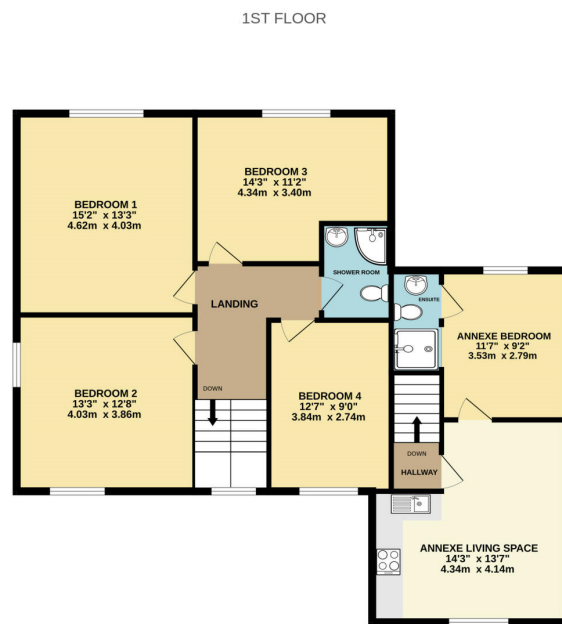
A useful cellar and large loft room providing essential extra storage, keeping the rest of the home neat and organised whilst providing additional space for hobbies.

Situated in a quiet and prestigious stretch of individual homes, Hardwick House offers a rare combination of space and convenience. Families will appreciate the close proximity to excellent schools in Newport, Rock Park with tennis club, football pitches and more and direct access onto the Tarka trail for cycling and walking. Other local amenities include Portmore Golf club just a mile away by car, dentists and doctors surgeries, and local shops, restaurants and take aways on nearby Newport road.

Nestled in the scenic valley of the River Taw, Barnstaple offers a blend of modern convenience and rich local charm, making it an exceptional place to call home. Surrounded by stunning countryside and just a short drive from North Devon's finest sandy beaches at Woolacombe, Croyde, and Saunton, the area is ideal for those who love the outdoors and coastal lifestyle. For those who need to travel, Barnstaple is well-connected, with the A361 / North Devon Link Road providing easy access to the M5 motorway and beyond.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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