

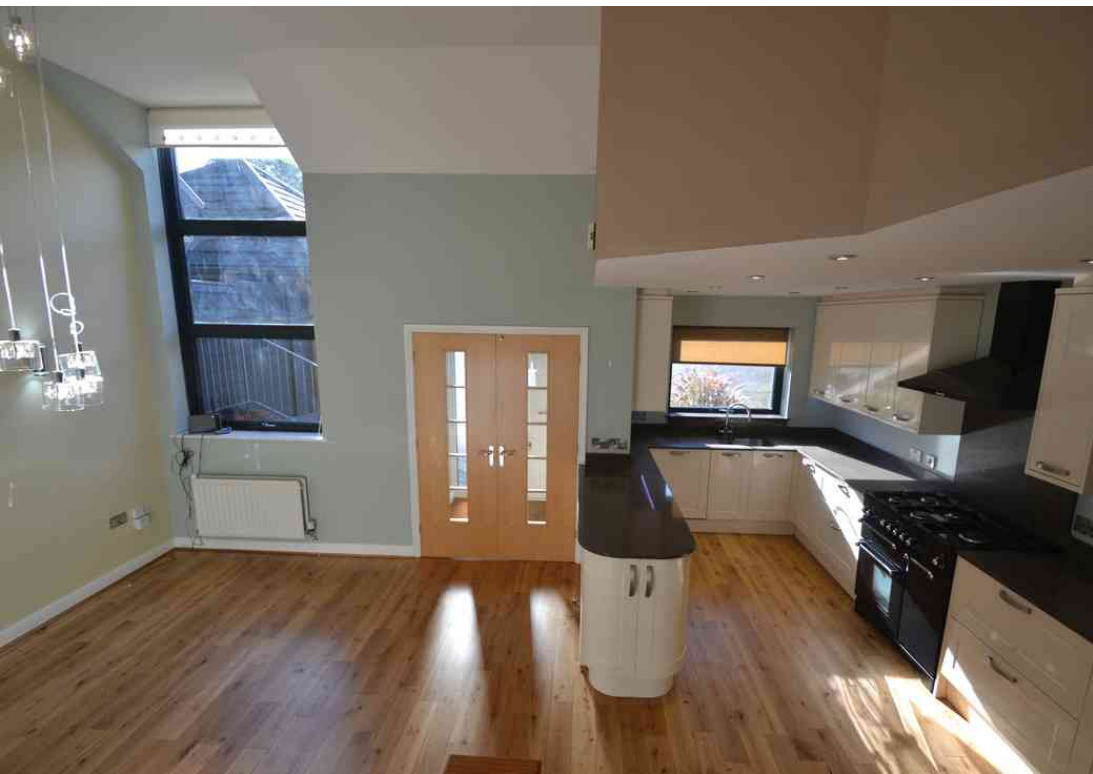


52 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

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BRITISH PROPERTY AWARDS
2017
GOLD WINNER
ESTATE AGENT IN BARNSTAPLE



52 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

Offers in Excess of £600,000

An attractive executive style 5/6 bedroom, 3 reception room detached house with extensive estuary views. Within close proximity of Barnstaple Town Centre, Tarka Trail, local primary and secondary schools and rail station. Detached double garage and ample off road parking, enclosed sun terrace to the front aspect and large rear garden to the rear, with balcony off middle floor.

After entering the property via the spacious entrance porch, you are instantly impressed by the fabulous high vaulted ceiling, along with the bright and spacious dining room, with stylish fitted kitchen off it, offering an open plan feel. This is perfect for family living and entertaining. The first floor landing area serves as a viewing gallery to take in this space. Constructed in 2002 by Newland Homes, this is an individual, high quality, spacious and stylish home benefitting from wonderful outlooks from the rear elevation over the Taw Estuary. Most of the rooms to the rear all take advantage of these views, or over the generous and attractive rear garden.

The property has been extensively refurbished by the current vendors, since it was bought in 2005, including increasing the size and quality of the windows and the outside areas. The design and versatile layout of the house makes it ideal for a large family, with the accommodation spanning over four levels. It also offers scope for possible dual family living or annexe potential for a dependent relative. The accommodation leading up from the dining and kitchen area comprises of a well-proportioned master bedroom with walk-in wardrobe and ensuite shower room, which can also be accessed separately from the landing area. Bedroom six benefits from patio doors leading to a private enclosed terrace with pedestrian access to the garage and parking area. The middle floor offers a lounge and study/bedroom 5, both giving access to the balcony, utility room, family bathroom and bedroom four. The lower ground floor benefits from an ensuite bedroom with door giving access to the rear garden and two further bedrooms. No chain.

Barnstaple offers an excellent selection of schools in a lively and bustling area, which has been popular with holiday makers and residents for generations. There is always something new to discover whether in one of the local museums or along the 180 mile Tarka Trail, which is a delightful walking and cycling trail. The property is well placed for travelling near or far with Barnstaple train station under 2 miles away and the A39 accessed in a short drive. Located on the River Taw, with Dartmoor to the south, Exmoor National Park to the east and beautiful beaches along the north coast of Devon.

52 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

Multi Level Detached House
Six Bedrooms
Three Bathrooms
Lounge with Balcony and Excellent Views
Open Plan Kitchen and Dining
Study and Laundry Room
Views Overlooking Barnstaple
Balcony and Lovely Views
Garage and Parking for Several Cars
Large Family Garden



Entrance Porch

Dining Room

3.72m x 4.45m (12' 2" x 14' 7")

Vaulted ceiling. Stairs up to first floor and middle floor.

Kitchen

2.28m x 5.79m (7' 6" x 19' 0") Open plan kitchen with wide range of units and ample worksurfaces. Integrated appliances. Rangemaster cooker with extractor hood over.

First Floor Landing Area

Access to 'Jack & Jill' ensuite shower room, master bedroom and bedroom 6.

Master/ Bedroom 1

6.34m x 3.56m (20' 10" x 11' 8") Large room with vaulted ceiling. "Utility" style lighting. Large picture window overlooking the garden. Archway to dressing area.

Walk-in Wardrobe

2.47m x 3.17m (8' 1" x 10' 5")

"Jack and Jill" Ensuite

1.80m x 1.83m (5' 11" x 6' 0") Walk in shower cubicle, wc and hand wash basin.

Bedroom Six

2.48m x 2.95m (8' 2" x 9' 8") Bi fold doors leading to private decked area.

Middle Floor Landing

Laundry/Utility Room

1.80m x 3.17m (5' 11" x 10' 5") Range of units, sink, worktops. Door to outside (with steps up to driveway and down to garden).

Bathroom

2.87m x 2.43m (9' 5" x 8' 0") Walk in shower, bath, w.c and hand wash basin. New wood effect flooring. Heated towel rail.

Lounge

6.29m x 6.33m (20' 8" x 20' 9") With feature fire surround and wall lights. Sliding doors to decked area (with stairs down to garden).

Study

2.81m x 4.43m (9' 3" x 14' 6") With feature wall. Double window.

Bedroom Four

2.50m x 4.28m (8' 2" x 14' 1") Large window, and mirrored built in wardrobes.

Lower Ground Floor Hallway

Bedroom Two

3.48m x 4.47m (11' 5" x 14' 8") With opening door to decked area and rear garden. Fitted wardrobe, wall lights.

Ensuite

Walk in shower, vanity unit, heated towel rail, wc and hand wash basin.

Bedroom Three

2.80m x 4.48m (9' 2" x 14' 8") Double window

Bedroom Five

2.72m x 3.09m (8' 11" x 10' 2")

Outside

Double Garage to the front, along with private driveway parking. Pedestrian access down one side of the building. Gate gives access to the private terrace leading off from bedroom six. To the rear is a fantastic family garden, with level areas of lawn, along with a large sun terrace, which is a fabulous place to relax or entertain on. A good sized balcony and seating area can also be accessed from the middle floor, which takes in the Estuary and Countryside views.

Property Facts

Vendor status. No Chain

Age of property. Built 2002

Direction. South Facing.

Rear Elevation Overlooking Estuary

Nearest Primary School. Sticklepath Primary School

Nearest Secondary School. Park and Pilton Secondary

Nearest Medical Centre. Barum Medical Centre

SERVICES

Mains and Services Connected

Council Tax: F

DIRECTIONS

From Barnstaple square, travel up Sticklepath Hill. Before reaching the top of the hill, turn right onto Westfield Avenue. Carry on until you see a sign for Cleave Road. Turn right onto Cleave Road and follow the road down until you reach number 52 which should be on your left hand side.

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TOTAL FLOOR AREA: 2221 sq.ft. (206.3 sq.m) approx.
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



