

Kensford, Sticklepath Hill, BARNSTAPLE, EX31 2DW

John  
**Smale & Co.**  
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BRITISH  
PROPERTY  
AWARDS  
2017  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BARNSTAPLE







## Kensford, Sticklepath Hill, BARNSTAPLE, EX31 2DW

£525,000

With panoramic views across the Estuary, and situated just off Sticklepath Hill with far reaching views towards the New Bridge is this fabulously presented 1930's built house with has been the subject of complete modernisation and total redecoration.

The accommodation is airy, light and spacious with a hallway, cloakroom, Living Room with a feature fireplace, dining room, Garden Room/Conservatory and a bespoke kitchen, superbly fitted and finished with granite work surfaces.

On the first floor there are 3 double bedrooms and a very luxurious bathroom. The landing is spacious and there is room for a proposed staircase to provide two bedrooms and an en suite in the loft space, if so required.

Externally, the gardens to both the front and the rear are an excellent size, providing exceptional recreational amenities to this truly exceptional house.

The rear garden in particular lends itself to outside dining and partying.

The interior design is an eclectic mix of Art Deco, Mediterranean Villa and Modern Chic, which provides a luxurious family home in an excellent location, within walking distance of all local amenities to include the out of town shopping facilities at Anchorwood, the Train Station, Leisure Centre and all other town facilities.

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Detached 1930's House  
Spacious Lounge/Diner  
Ground floor W/C  
Bathroom  
Three Bedrooms  
Conservatory  
Large Mature Gardens  
Detached garage and carport  
<https://www.youtube.com/watch?v=vpHxmrWv6MU> video tour 1  
<https://www.youtube.com/watch?v=QsE9PNOzVUk> video tour 2



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## Ground Floor

### Entrance Hall

Stairs to first floor, radiator.

### Cloakroom

Double glazed window, w/c, hand basin, towel radiator.

### Lounge/Diner

8.40m x 3.89m (27' 7" x 12' 9")  
As two separate areas, or could be used as one through lounge/diner, Double glazed window, two radiators, Marble fireplace with wood burner, Porcelain tiled flooring, wall mounted display panels. Opening into:

### Garden Room

2.97m x 2.62m (9' 9" x 8' 7")  
Double glazed windows, double doors to garden. The room has a sea scape feel with imaginative flooring.

### Kitchen/Breakfast Room

4.95m x 5.92m (16' 3" x 19' 5") Double glazed windows to rear garden, superbly fitted with an exceptional range of wall and base units, concealed lighting, granite work surfaces, sink unit with cupboards below, integral dishwasher and freezer and kettle tap, plumbing for a washing machine, tiled floors, This kitchen must be seen to fully appreciate its functionality and grandeur.



## First Floor

### First Floor Landing

Airing Cupboard, double glazed window, loft hatch. to Loft area which could be converted into 2 further bedrooms with an en suite if so required (partially done already).

### Bathroom

2.87m x 1.90m (9' 5" x 6' 3")

Double glazed window, bath with shower over, w/c, hand basin, fitted cupboards.

### Bedroom One

4.72m x 3.56m (15' 6" x 11' 8")

Double glazed bay window, radiator, estuary views. Currently being used as an additional sitting room

### Bedroom Two

3.68m x 3.53m (12' 1" x 11' 7") Double glazed window, radiator, view over rear garden.

### Bedroom Three

2.92m x 2.40m (9' 7" x 7' 10")

Double glazed window, radiator, view over rear garden.

### Outside

Private driveway to the front of the property, leading to a parking area, front lawn garden, garage/workshop, Car port, with a side door and an electric door to the front, there is access to the garden from the side. storage shed, large rear mature garden laid mainly to lawn. The rear garden has several seating areas and a sunny aspect.

There are 5 storage sheds. There are several mature trees and shrubs which make the garden very private.

## SERVICES

Mains gas, electric and water. Council Tax Band. D. Fast Broadband Service

## DIRECTIONS


Travel up Sticklepath Hill and the property can be found on the left hand side, before reaching a roundabout.

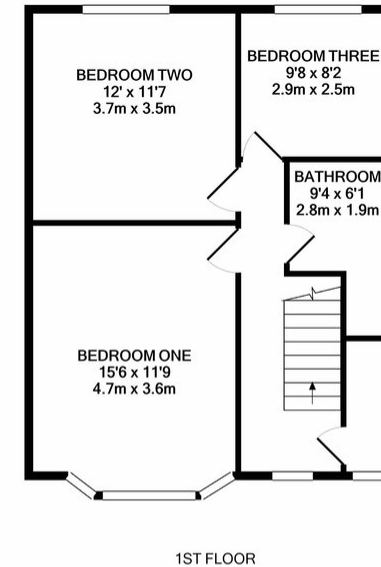
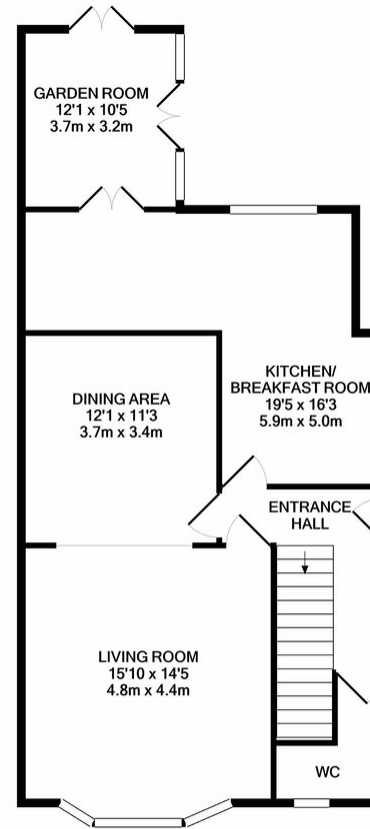
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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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.







