

Generous 3/4 Bedroom Detached House

Homelea High Wall, Sticklepath, Barnstaple, EX31 2DP

Asking Price

£525,000



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Coveted Location And Wonderful Views

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Well situated within one of the most coveted postcodes, this charming and expansive four-bedroom detached home boasts a prime location, offering breathtaking vistas of Barnstaple town and the serene estuary stretching into the countryside beyond. Perched elegantly in an elevated position, this residence exudes a sense of space and charm.

Positioned on the outskirts of Barnstaple, it provides convenient access to all amenities one could desire. Upon entering, you are greeted by an inviting porch leading to a spacious hallway. To the right, the sitting room captures the essence of luxury living, adorned with magnificent sliding patio doors that frame the picturesque views. Step outside onto the patio, perfect for savouring the sunset on warm summer evenings. A separate dining room awaits, capable of accommodating sizable gatherings, while the well-appointed kitchen and breakfast area feature modern amenities and ample storage space. Adjacent lies a convenient utility room, seamlessly connecting to the rear garden. Completing the ground floor is a versatile room, suitable for use as a bedroom or study, with an adjacent WC.

Moving up to the first floor reveals three generously proportioned bedrooms await, each offering double-size dimensions. With two positioned at the forefront of the property, they capture the stunning panoramic views. The primary bedroom boasts fitted wardrobes, built-in cupboards, and an ensuite bathroom, complete with a shower cubicle, WC, bidet, and vanity wash basin. A family bathroom, equipped with a three-piece suite, serves the remaining bedrooms.

While showcasing impeccable upkeep, the property may benefit from some modernisation to enhance its appeal further. Nevertheless, it stands as a remarkable example of refined living in this prestigious locale. With its allure and potential, we strongly recommend early viewing to avoid missing out on this exceptional opportunity.

DETAILS

High Wall is situated in the popular area of Sticklepath which offers local amenities including shops, schools, post office, popular pub, award winning fish and chip restaurant, takeaways and St Michael's Nursery. Barnstaple, the ancient borough and administrative centre for North Devon is approximately a mile away and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services - All mains connected

EPC - TBA

Council Tax Band - E

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Porch

Entrance Hall

Sitting Room 6.23 x 4.15 (20'5" x 13'7")

Dining Room 3.85 x 3.81 (12'7" x 12'5")

Kitchen/Breakfast Room 4.43max x 3.96max (14'6"ax x 12'11"ax)

Utility Room 2.51 x 2.37 (8'2" x 7'9")

Bedroom 4/Study 2.81 x 2.68 (9'2" x 8'9")

WC

FF Landing

Bedroom 1 4.52max x 4.01 into window (14'9"ax x 13'1" into window)

En-Suite Shower Room

Bedroom 2 3.86 x 3.82 (12'7" x 12'6")

Bedroom 3 3.52 x 2.85 (11'6" x 9'4")

Family Bathroom 2.85 x 2.55 (9'4" x 8'4")

Garaging





Outside, Homelea boasts a spacious front area, perfect for off-road parking for multiple cars, and leads to the double garage neatly tucked underneath the property. The garaging benefits from up and over doors and light and power connected. The side pedestrian access takes you to the charming rear garden, which is generously sized, featuring a lovely patio area for al fresco dining, steps up to a raised lawn, with a private garden beyond and a useful timber shed.



DIRECTIONS

From our offices proceed through the town and over the Long Bridge, heading West and drive up Sticklepath Hill to the mini roundabout and turn left as if heading to the college, continue past the college and down the road, turning left into High Wall, follow around to the left and Home lea is found on your left hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



GROUND FLOOR



1ST FLOOR



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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