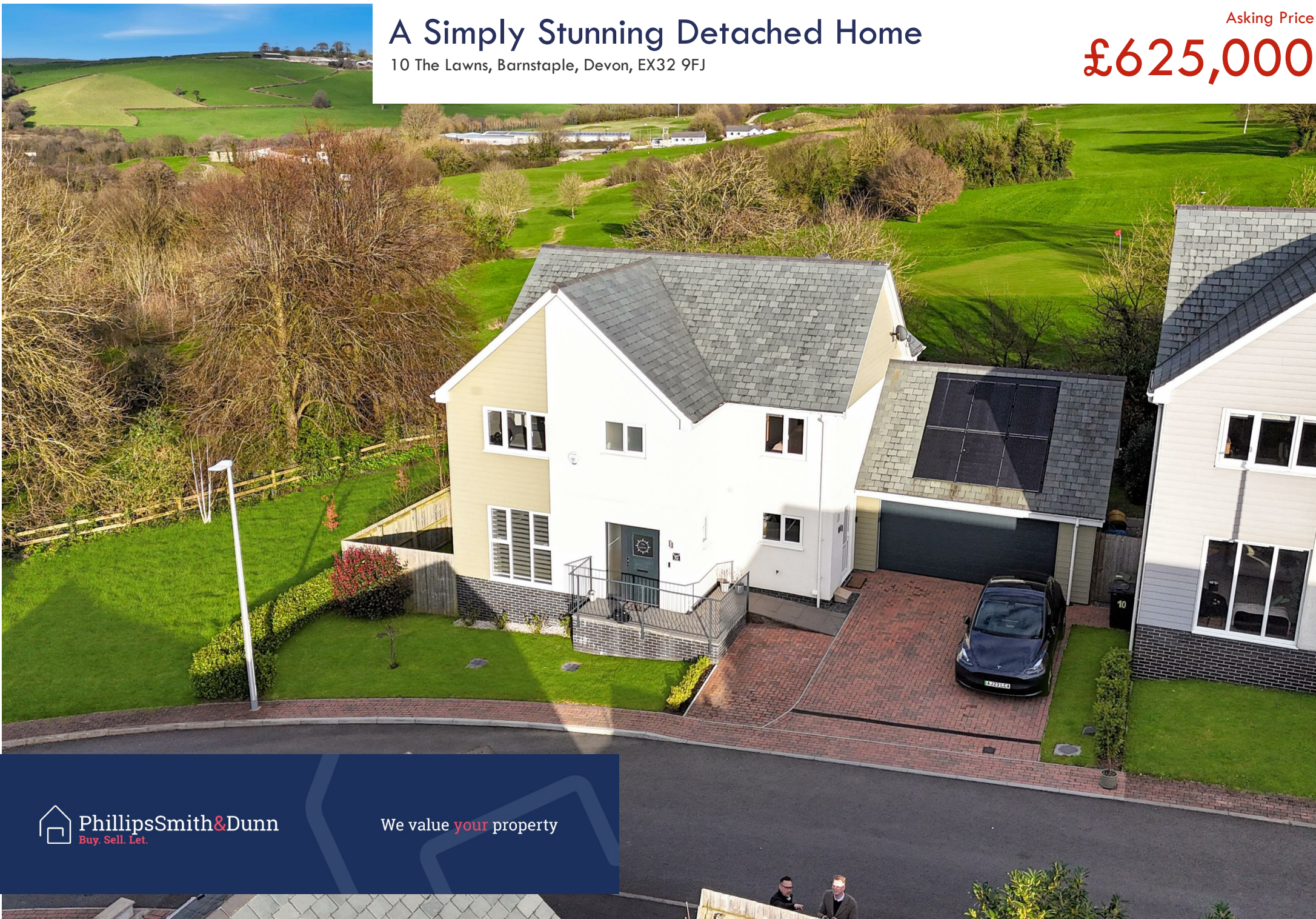


A Simply Stunning Detached Home

10 The Lawns, Barnstaple, Devon, EX32 9FJ

Asking Price

£625,000



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Situated On A Select Development With Lovely Views

10 The Lawns, Barnstaple, Devon, EX32 9FJ



An exceptional opportunity presents itself to secure arguably the best plot within this newly developed area, offering breathtaking views both to the front and rear overlooking the neighbouring golf course. This distinguished property, known as the Charleston, epitomizes luxury living with its charming 4-bedroom detached layout and adjoining double garage.

As you step into this residence, a sense of refinement permeates the air, with quality everywhere you look. The spacious entrance hall has oak stairs to the first floor and glass balustrades, with a door leading through to the ground floor cloakroom. At the front is the cosy sitting room with a large window to the front. At the rear is the stunning kitchen/dining room that boasts a comprehensive array of wall and base units, complemented by a breakfast island/bar with an inset electric hob with an extractor hood and under lighting. There is an integrated double oven, and additional appliances including a dishwasher and there is space for a large fridge/freezer. Adjacent to the kitchen, the utility room houses further base units with a built in washing machine and dryer, with access to the front. From the kitchen are wonderful bi-folding doors leading out onto the patio area.

The first floor reveals four generously proportioned double bedrooms, two of which benefit from en-suite shower rooms, each enjoying delightful vistas of the surrounding landscape. Additionally, a well-appointed family bathroom, adorned with modern fixtures and tiling, serves the remaining bedrooms.

Externally, the property boasts a brick-paved driveway providing ample parking space, leading to the double garage equipped with an electric door, lighting, and power connectivity, while a personal door grants access to the rear garden. Side access leads to the expansive rear garden, predominantly laid to lawn that wraps around the side with an extended spacious patio area ideal for alfresco dining with a further corner patio.

DETAILS

The Lawns is a prestigious and select development of 2 & 3 bedroom bungalows and 3, 4 & 5 bedroom houses set on the outskirts of Barnstaple. The development holds an enviable position on the edge of Barnstaple with striking, uninterrupted views of the town extending out over to Saunton Sands with Lundy Island and the sea in the distance. It is immediately adjacent to Portmore Golf course for those keen on the game. The Lawns has green energy and the environment at its heart due to the highly-insulated walls, ceilings and floors. The windows are also extremely thermally efficient together with solar PV panels to help keep your electricity bills down. With all these energy saving features, this will ensure the Lawns are much more efficient than present building regulations standards. With it's unique, exciting and contemporary design it will make sure any purchaser achieves 'modern living naturally' in the heart of North Devon.

Agents Note- The owners have successfully applied for planning permission for a Sun Room and Side Terrace

Services - Electric vehicle charging point, mains electric, water and drainage. Gas fired central heating.

Council Tax - Band E

EPC rating - B

VIEWING

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



Entrance Hall

Sitting Room 4.81 x 3.84 (15'9" x 12'7")

Kitchen/Dining Room 9.07 max x 5.24 max (29'9" max x 17'2" max)

Utility Room

WC

Bedroom 1 4.38 max x 4.35 max (14'4" max x 14'3" max)

En-Suite 2.28 x 1.58 (7'5" x 5'2")

Bedroom 2 3.84 x 3.44 (12'7" x 11'3")

En-Suite 2.02 x 1.78 (6'7" x 5'10")

Bedroom 3 3.68 x 2.83 (12'0" x 9'3")

Bedroom 4 2.89 x 2.88 (9'5" x 9'5")

Bathroom 2.48 max x 2.11 (8'1" max x 6'11")

Double Garage 5.61m x 5.61m (18'4" x 18'4")



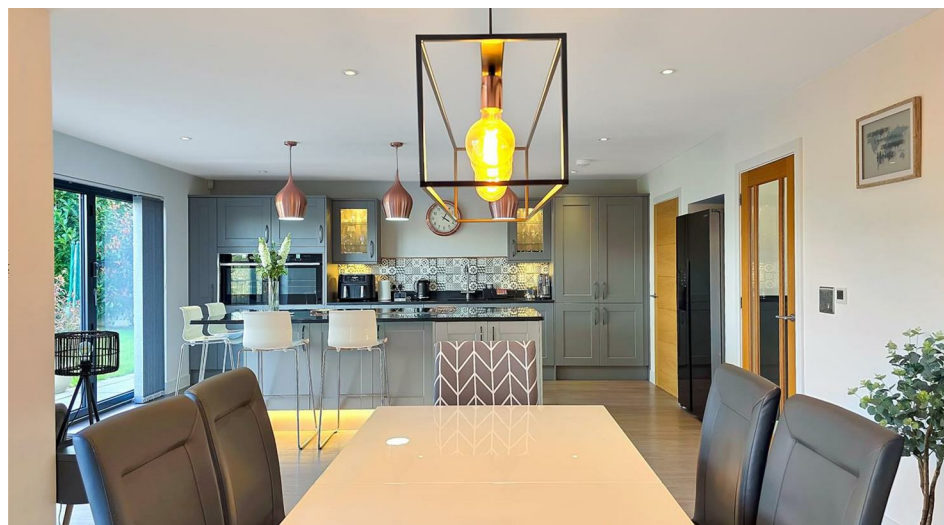


Newport is a most sought after suburb of Barnstaple and offers excellent amenities with local shops including convenience store, butchers and greengrocers. Schools to include Newport Primary School- Ofsted rated outstanding (2015) and Park Secondary School. There is also a medical centre, dental surgery and a public house. Barnstaple, the regional centre of North Devon is only a few minutes' drive away, located along the banks of the rivers Taw and Ye and offers an excellent range of business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre and Tarka Tennis Centre. From Barnstaple, there is a sprinter train service that runs through to the Cathedral city of Exeter and the development is well placed for the A361/North Devon Link Road via the Landkey turn off which provides much improved communications to and from the area. Some 7 to 10 miles to the west of Newport is the dramatic North Devon coastline with sailing, fishing and surfing, along the beaches at Instow, Saunton, Croyde and Putsborough.



DIRECTIONS

Leaving Barnstaple on the A39 heading towards Tiverton at the roundabout at McDonald's turn right onto the Exeter Road, you will pass the BMW and Land Rover dealerships to your left hand side. At the next 4 cross way at the traffic lights turn left and proceed up through Newport. After about a half mile you will pass by Woodford Gardens and then pass over the link road bridge and the change of speed from 30mph to 40mph. Proceed up the hill and towards Portmore Golf Club and the turning for The Lawns will be found on your left hand side. Take the first right and continue down and around to the left where number 10 will be found to be the last house on your right 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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