

# Stunning 4 Bedroom Detached Residence

Heoldon Park Lane, Barnstaple, EX32 9AL

Asking Price

£745,000



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# Situated On This Most Coveted & Prestigious Lane

Heoldon Park Lane, Barnstaple, EX32 9AL



Welcome to potentially your new dream home on the sought-after Park Lane in the heart of Barnstaple! Heoldon is an immaculate 4 bedroom residence boasting elegance, comfort, and a sprawling garden oasis that's sure to captivate any homeowner's heart.

Stepping inside you are greeted by the generous entrance hall offering light and space and first-floor living spaces that flow seamlessly from room to room. The sitting room overlooks the delightful garden and has a feature bay window and fireplace with doors leading into the garden. The heart of this home is undoubtedly the gourmet kitchen/dining room, which features modern appliances and ample counter space that cooking enthusiasts will no doubt appreciate to no end. The open-concept design creates an inviting atmosphere, perfect for both family gatherings and entertaining guests with French doors leading out onto a patio. The first-floor accommodation is completed by the study and utility room.

Take the stairs to the first floor and you can retreat to one of the four well-appointed bedrooms, each offering generous proportions and comfort. Bedroom 1 has fitted wardrobes and a lovely bay window overlooking the rear gardens and bedroom 2 is a nice double with a fitted shower and pedestal hand wash basin.

Due to the size of the plot there is further scope and potential to expand the already spacious accommodation further subject to the necessary planning consents.

Park Lane is synonymous with prestige and convenience so don't miss the opportunity to make this exceptional 4-bedroom house on Park Lane your forever home. Contact us today to schedule a viewing and experience the lifestyle you've been dreaming of. This property is a true gem in Barnstaple's landscape.

# DETAILS

The situation of Heoldon is regarded as one of Barnstaple's prime locations synonymous with prestige and convenience. Park Lane is within Newport has easy walking distance to two excellent schools suitable for primary and secondary education both with top-rated Ofstead reports (Newport primary rated outstanding).

Within walking distance, you have a range of local shops, restaurants, pubs and places of worship. Within a short drive there is a larger range of superstores, shops and retailers and only 10 minutes is Barnstaple town centre, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. 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 - Mains electric, water and drainage. Gas central heating

Council Tax - Band E

EPC rating - TBC



## Entrance Hall

**Study 3.58 x 2.97 (11'8" x 9'8")**

**Sitting Room 6.82 max x 4.55 max (22'4" max x 14'11" max)**

**Utility Room 2.69 x 2.03 (8'9" x 6'7")**

**Dining Room 5.55 x 4.18 (18'2" x 13'8")**

**Kitchen 3.93 x 3.52 (12'10" x 11'6")**

**Store Room 1 2.86 x 2.01 (9'4" x 6'7")**

**Store Room 2 2.86 x 2.55 (9'4" x 8'4")**

**Double Garage 4.87 x 3.00 (15'11" x 9'10")**

**Bedroom 1 4.55 x 3.02 (14'11" x 9'10")**

**Bedroom 2 4.24 x 3.47 (13'10" x 11'4")**

**Bedroom 3 3.65 x 3.02 (11'11" x 9'10")**

**Bedroom 4 3.03 x 3.03 (9'11" x 9'11")**

**Family Bathroom 2.69 x 1.48 (8'9" x 4'10")**



## VIEWING

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



Outside is where this property excels further, the property has a huge amount of kerb appeal and to the front there is ample off-road parking for 5/6 cars on the brick paved driveway which leads up to the partially converted double garage. Side access leads to the garden at the rear which is extensive with the whole plot extending to nearly a third of an acre total.

The rear garden has a high degree of privacy with tall-growing trees and large plants, enclosed by timber fencing and gates making it perfect for pets. The garden is predominantly laid to lawn with scope to develop a vegetable plot etc and there is 2 patio area perfect for alfresco dining or summer entertaining with family and friends. The garden to the rear is south-facing with a range of bustling and vibrant flower beds making it a true selling point for the property.



## DIRECTIONS

Head out of Barnstaple towards the A39 North Devon link road. Proceed passing Taw 'Ford' Garages, proceeding along Eastern Avenue, take the second exit on the roundabout turning onto Hollow Tree Road, proceed passing the lights at the top of the hill, proceed onto South Street. Drive for around 300m then turn right into Park Lane, proceed to pass a few properties on the left where Heoldon is situated on the left with a gated driveway and name plaque clearly displayed.



## 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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