

# Stunning 5 Bedroom Detached Residence

Woodpark Lynhurst Avenue, Sticklepath, Barnstaple, EX31 2HY

Guide Price

£800,000



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# Versatile Accommodation & Outstanding Views

Woodpark Lynhurst Avenue, Sticklepath, Barnstaple, EX31 2HY



Lynhurst Avenue 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.

# DETAILS

Experience luxury and spaciousness in this sprawling five-bedroom, architect-designed residence, perfectly suited for dual occupancy or those seeking excellent income potential. Spanning over 4,200 square feet, this home is a true testament to grandeur and meticulous craftsmanship. Constructed in 2000, it exudes quality and charm, featuring beautiful hardwood finishes and double glazing throughout, ensuring both durability and elegance.

Positioned in a prime location with stunning estuary views, this residence offers a blend of serene living and modern convenience. Upon entry, the grand foyer welcomes you, setting the stage for the sophistication that permeates every corner. The expansive living areas effortlessly connect, providing an ideal setting for both entertaining and day-to-day living. High ceilings and expansive windows bathe the interior in natural light, accentuating the exquisite finishes and intricate detailing throughout. Descend into the basement area, currently serving as a pottery studio but ideal for a range of uses.

The gourmet kitchen is a chef's paradise, boasting top-of-the-line appliances, custom cabinetry, and a spacious curved countertop for culinary endeavors and casual gatherings alike. The adjacent dining area provides a refined space for formal occasions, while the cozy sunroom offers a more relaxed ambiance.

Retreat to the luxurious master suite, complete with an ensuite bathroom and an ample dressing room. Four additional bedrooms offer generous accommodations for family, guests, or even a dedicated home office. Each room is thoughtfully designed with comfort in mind, seamlessly blending style with functionality.

This property is ideally suited for dual occupancy, making it perfect for extended families or as an investment opportunity to generate rental income. Built to an impeccable standard, the home showcases thoughtful design and high-quality craftsmanship. Enjoy picturesque estuary views from multiple vantage points within the home, adding to the tranquil ambiance. Nestled in a serene setting, the property offers peace and privacy while being conveniently close to local amenities.

Benefit from the solar PV panels that generate an impressive income of approximately £700 per annum, alongside a solar thermal system for efficient hot water heating. The property includes ample parking space, accommodating multiple vehicles with ease.

Whether you're looking for a spacious family residence or an investment with significant income potential, this property offers it all. Don't miss the chance to own a piece of architectural excellence with breathtaking estuary views and eco-friendly features.

## VIEWING

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



### Entrance Hall

**Sitting Room 5.51m max x 5.18m (18'1 max x 17')**

**Study 2.39m x 2.31m (7'10 x 7'7)**

**Kitchen/Dining Room 7.11m max x 5.87m max (23'4 max x 19'3 max)**

### Utility Room

**Living Room 7.24m max x 6.10m max (23'9 max x 20'0 max)**

**Sun Room 13.61m x 2.69m (44'8 x 8'10)**

**Bedroom 1 5.64m x 4.60m (18'6 x 15'1)**

**Dressing Room 3.48m x 2.16m (11'5 x 7'1)**

### Shower Room

**Bedroom 2 13'9 x 13'1 (42'7"29'6" x 42'7"3'3")**

### En-Suite

**Bedroom 3 3.58m x 2.95m (11'9 x 9'8)**

**Bedroom 4 3.61m x 3.05m (11'10 x 10')**

**Bedroom 5 4.09m x 1.98m (13'5 x 6'6)**

### Family Bathroom

**Attic Room 6.78m x 2.72m (22'3 x 8'11)**

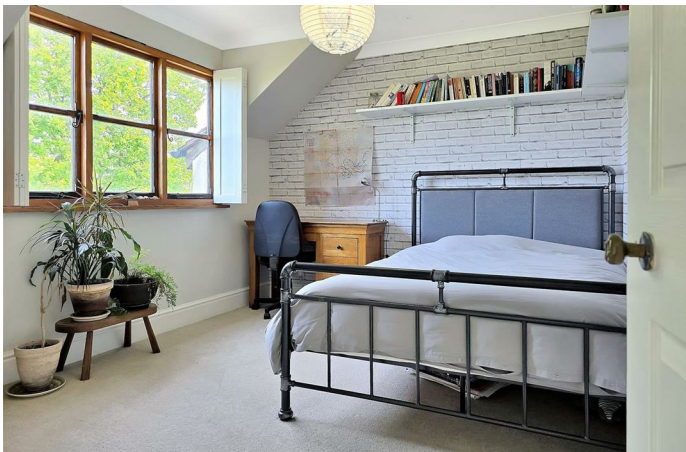
**Pottery Studio 27'6 max x 18'6 max (88'6"19'8" max x 59'0"19'8" max)**

### WC

### Store Room

**Double Garage 7.01m x 5.49m (23' x 18')**





Step outside and discover the equally remarkable outdoor space of this residence, featuring a vast backyard ideal for hosting gatherings or unwinding amidst serene evenings overlooking the estuary. Whether you're lounging on the patio, cultivating your green thumb in the garden, or simply soaking in the tranquil atmosphere, this home provides a secluded oasis for both relaxation and recreation.

The front facade of the property is equally impressive, boasting a spacious driveway and a double garage complete with an adjoining workshop. This setup not only offers ample parking space but also provides a dedicated area for tinkering on projects or storing equipment, catering to both practicality and convenience.



## DIRECTIONS

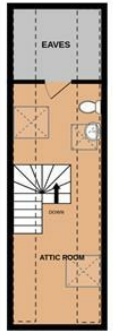
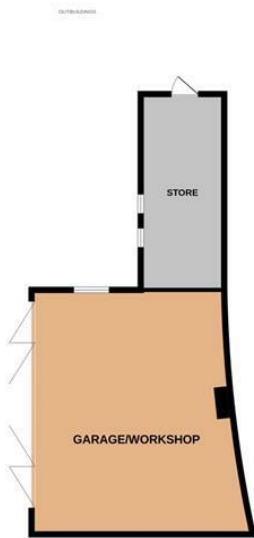
From Barnstaple proceed out of the town on the A3125 Bideford road passing across the stoned roundabout and continue up the hill passing across the mini roundabout taking the third turning right into Oakland Avenue. Continue to the next roundabout and go straight over and turn left into Lynhurst Avenue, continue all the way along until the junction with Oakland Park South, proceed past that turning, keeping to the left to the very end where Woodpark will be found on your right hand side.



## VIEWING

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





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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