

Detached Home Set Within Popular Residential Location

16 Woodford Gardens, Barnstaple, EX32 9LT

Guide Price

£625,000



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Impressively Spacious & Accommodating Family Home

16 Woodford Gardens, Barnstaple, EX32 9LT



Surrounding Area

This impressive four-bedroom, three-bathroom detached home in Newport, a former show home, boasts spacious, well-appointed living areas and modern features. Set back from a quiet cul-de-sac, the property includes a private driveway with ample parking, a double garage with electric doors, and an electric car charging point.

The south-facing rear garden offers a blend of patio and lawn, with mature borders providing privacy, whilst the front is beautifully landscaped, enhancing curb appeal. This home combines luxury, practicality, and stunning outdoor spaces ideal for modern family living.

Located in the highly sought after suburb of Newport, Woodford Gardens is within easy walking distance of Newport's amenities, including a local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist, and a public house. Barnstaple, North Devon's ancient borough and administrative hub, is just 1.5 miles away, accessible via a scenic riverside park walk.

Barnstaple offers a wide range of business and leisure facilities, such as the Green Lanes Shopping Centre, out-of-town superstores, live theatre, a leisure centre, and the Tarka Tennis Centre. From the town, a sprinter train service provides convenient access to Exeter, while the nearby A361/North Devon Link Road connects to Junction 27 of the M5 motorway and Tiverton Parkway railway station, where trains to London Paddington take approximately two hours.

For coastal enjoyment, the picturesque village of Instow, with its beach and sailing, lies 5 miles west of Barnstaple. Further along the North Devon coastline are the stunning beaches of Croyde, Putsborough, Woolacombe and Saunton; home to two championship golf courses.

DETAILS

Upon entry, the large open foyer welcomes you with an immediate sense of space and elegance. To the rear, the expansive living room features a cosy gas fireplace and French doors leading to the conservatory, providing an additional bright and airy living space. The generously sized dining room, perfect for family gatherings and entertaining, sits just off the kitchen.

The heart of the home is the modern kitchen, complete with a breakfast bar, extensive worktop space, and an array of integrated appliances, including a fridge, freezer, dishwasher, and a newly installed range cooker. The adjacent utility room houses a washing machine, dryer, additional sink, and a newly fitted gas boiler, offering practicality and extra storage. The ground floor also features a well-lit study, ideal for remote working, and a recently updated WC.

Ascending the stairs, a split-level landing leads to the luxurious bedroom accommodation. The principal suite is a true retreat. Recently refurbished, offering a spacious bedroom with built-in wardrobes, alongside a large, fitted dressing room with extra wardrobes and a dressing table. The en-suite bathroom is both stylish and indulgent, featuring a walk-in shower, a bathtub, a vanity sink, and WC, perfect for unwinding at the end of the day.

Bedroom two is another generously sized double, complete with fitted wardrobes and its own contemporary en-suite shower room, offering privacy and convenience. Bedroom three and four are spacious doubles, ideal for children, guests, or additional home offices. Bedroom three is treated to a built-in wardrobe. These rooms share a large family bathroom, which is beautifully finished with a walk-in shower, a separate bathtub, a modern vanity sink, and a WC, providing ample space for the household.

With its expansive living spaces, high-quality finishes, and private setting, this home offers the perfect blend of luxury and practicality for modern family living in Newport.

VIEWING

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

Room Measurements

Storm Porch

Entrance Hall 4.35m x 4.19m (14'3" x 13'8")

Living Room 3.70m x 5.02m (12'1" x 16'5")

Dining Room 4.34m x 3.43m (14'2" x 11'3")

Kitchen Diner 3.35m x 5.32m (10'11" x 17'5")

Downstairs WC 1.05m x 2.44m (3'5" x 8'0")

Study/Office 3.70m x 2.03m (12'1" x 6'7")

Utility Room 3.36m x 1.72m (11'0" x 5'7")

Landing 5.08m x 2.42m (16'7" x 7'11")

Principal Bedroom 3.72m x 3.60m (12'2" x 11'9")

Dressing Room 2.45m x 3.51m (8'0" x 11'6")

Ensuite Bathroom 2.38m x 3.51m (7'9" x 11'6")

Bedroom 2 3.52m x 3.51m (11'6" x 11'6")

Ensuite Shower Room 2.45m x 1.28m (8'0" x 4'2")

Bedroom 3 4.03m x 2.48m (13'2" x 8'1")

Bedroom 4 2.48m x 3.52m (8'1" x 11'6")

Family Bathroom 3.19m x 2.21m (10'5" x 7'3")

Conservatory 3.16m x 3.53m (10'4" x 11'6")

Double Garage





Exterior

The outside space of this stunning Newport home is as impressive as its interior. The south-facing rear garden is a perfect blend of functionality and serenity, accessible from the conservatory, utility room, and via 360-degree access from both sides of the property. The garden is laid to a mix of patio and lawn, creating ideal spaces for outdoor dining, relaxation, or play.

Surrounded by mature, well-established borders, the garden provides a sense of privacy, with tall rising greenery creating a secluded, peaceful atmosphere. An outside tap and electrical points add practical convenience for outdoor maintenance or entertaining.

To the front, the property is framed by lush greenery, with the landscaped frontage and overall immaculate upkeep enhancing its curb appeal. The combination of well-maintained greenery and private rear space makes this home's exterior perfect for enjoying sunny days or simply admiring from indoors.

DIRECTIONS

Leave Barnstaple town square in the direction of the A361. At the roundabout with McDonalds on your right, take the second exit into Hollowtree Road and continue to the traffic lights at the brow of the hill. Turn left on to the Landkey Road and continue passing the Newport Primary School and Litchdon Medical Centre, shortly thereafter turn left into Woodford Gardens. Follow the road around bearing slightly left and number 16 will be found tucked away on your right hand side.



VIEWING

**By appointment through
Phillips Smith & Dunn,
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Barnstaple Office
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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (184.0 sq.m.) approx.

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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