

Superb 4/5 Bedroom Detached Family Home

19 Old Bideford Road, Sticklepath, Barnstaple, EX31 2DE

Asking Price

£625,000



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A Rare Opportunity To Buy On This Sought After Road

19 Old Bideford Road, Sticklepath, Barnstaple, EX31 2DE



This is an impressive 4/5 bedroom detached house, set within a highly sought-after location in Sticklepath, Barnstaple. Originally constructed in the 1950s, this distinguished property has been thoughtfully extended and refurbished while preserving its original charm and period features and offers comfortable and spacious accommodation for families or for those who just need extra space.

Situated on a generous and level plot, the house boasts ample off-road parking and a stunning, south facing rear garden that offers a high degree of privacy. The accommodation is bright, spacious, and versatile, catering to a wide range of requirements. The presentation throughout is of an exceptional standard, with a layout that flows seamlessly from one room to the next.

The accommodation briefly includes an entrance porch, large entrance hallway, useful ground floor shower room, attractive breakfast room with walk in larder leading through to the Kitchen which has a range of units fitted and overlooks the rear garden. From the breakfast room is the utility room with space and plumbing for appliances. The sitting room has a feature fireplace and opens through to the dining room which has large sliding patio doors out onto the patio. From here you access the sun room and study/hobbies room,

On the first floor are the 4/5 bedrooms, all being of a good size with bedroom 1 having a superb, modernised en-suite. The family bathroom has also been re-fitted with an attractive suite and serves the remaining bedrooms.

This exceptional residence offers a unique blend of character and modernity, making it an ideal choice for discerning buyers seeking a property of both style and substance in this most desirable of streets.

DETAILS

Old Bideford Road is situated in the popular area of Sticklepath and is one of the most sought after postcodes in the area. Sticklepath offers local amenities including shops, schools, post office, popular pub, award winning fish and chip restuarant, 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 Hall

Sitting Room 4.93 x 4.59 (16'2" x 15'0")

Dining Room 5.42 x 3.38 (17'9" x 11'1")

Kitchen 3.41 x 2.94 (11'2" x 9'7")

Breakfast Room 3.08 x 3.03 (10'1" x 9'11")

Utility Room

Shower Room 2.20 x 1.87 (7'2" x 6'1")

Sun Room 3.42 x 3.30 (11'2" x 10'9")

Study/Hobbies Room 3.43 x 2.01 (11'3" x 6'7")

Bedroom 1 3.16 x 3.18 (10'4" x 10'5")

En-Suite Shower Room

Bedroom 2 3.33 x 2.84 (10'11" x 9'3")

Bedroom 3 2.85 x 2.27 (9'4" x 7'5")

Bedroom 4 3.42 x 2.33 (11'2" x 7'7")

Bedroom 5 3.42 x 2.34 (11'2" x 7'8")

Family Bathroom 2.29 x 2.11 (7'6" x 6'11")





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 3/4 cars on the brick paved driveway which leads up to the partially converted garage. Side access leads to the garden at the rear has a high degree of privacy and is well sized with it being predominantly laid to lawn with scope to develop further if needed. There are 2 patio area perfect for alfresco dining or summer entertaining with family and friends. The garden to the rear is south-facing with a variety of bustling plants, trees and flowers making it a true selling point for the property.



DIRECTIONS

Leave Barnstaple on the A3125 road towards Bideford. Cross the roundabout with the stones and at the top of Sticklepath Hill turn left at the small roundabout into the Old Torrington Road, continue along this road taking a turning right into Old Bideford Road. Continue along and number 19 will be found on the left hand side.



VIEWING

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