

A Charming, Spacious 4 Bedroom Family Home

5 Pill Lane, Rumsam, Barnstaple, Devon, EX32 9EG

Offers In Excess Of

£575,000



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Positioned In A Most Coveted Location

5 Pill Lane, Rumsam, Barnstaple, Devon, EX32 9EG



Situated in a quiet no through road this detached home offers style and character throughout. Stepping in to the entrance hall there is solid wood flooring that leads seamlessly into the sitting room on the right. This inviting family space boasts an attractive wood burner, a feature bay window with garden views, and a delightful window seat.

Continuing across the entrance hall, you'll find a home office, this versatile room could serve as a ground-floor bedroom, with convenient access to a nearby W/C and side entrance—ideal for guests or older children. It also includes ample storage and a charming fireplace. The rear of the entrance hall features an original wooden door with stained glass detailing that opens to the outdoor space, while a handy nook under the stairs offers additional storage or study space.

To the left of the hall lies the property's true heart—the open-plan kitchen, dining, and family room. The farmhouse-style kitchen showcases cream units, solid wood worktops, a classic cream AGA, and dark slate-style floor tiles. A central kitchen island is perfect for entertaining. Fully equipped with integrated appliances, the kitchen transitions effortlessly into the extended dining and family area, which enjoys stunning garden views. Bi-fold doors, a striking apex window, and Velux windows fill the space with natural light from the south-facing aspect.

Moving upstairs two original stained glass windows, one on the half landing and one on the central landing, enhance the character of the home. The landing also includes a charming window seat, ideal for enjoying a morning coffee or reading. Here, there are four bedrooms, including a spacious master with an en-suite featuring modern white tiling, a walk-in rainfall shower, and sleek fixtures. The stunning family bathroom has been refitted with a freestanding bath, his and hers sinks with swan neck taps, walk in shower, W/C and underfloor heating, a true stand out of the home.

DETAILS

The property is situated in the truly sought-after suburb of Rumsam with Newport being within easy walking distance and offers an excellent range of amenities which caters well for everyday needs including a local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house.

Barnstaple, 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.

Freehold

Services: Mains Gas, Electric, Water, Sewage

EPC: C

Council Tax: E

VIEWING

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



Entrance Hall

Sitting Room

Study/Bed 5

WC

Kitchen

Family/Dining Room

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Double Garage





To the front of the property, there is the convenience of off-road parking, providing ample space for vehicles and easy access to the double garage. The garage is equipped with double doors, as well as power and lighting and a personal door, ensuring practicality and ease of us.

The rear of the property boasts a beautifully landscaped and south-facing garden, which benefits from a high degree of privacy and seclusion—perfect for relaxation or entertaining. This delightful outdoor space is predominantly laid to lawn and is enriched by a diverse array of mature trees, shrubs, and plants that add character and natural beauty to the surroundings. Adjacent to the property's extension, a well-positioned patio area offers an inviting setting for al-fresco dining or outdoor gatherings, further enhancing the charm and usability of this lovely area.



DIRECTIONS

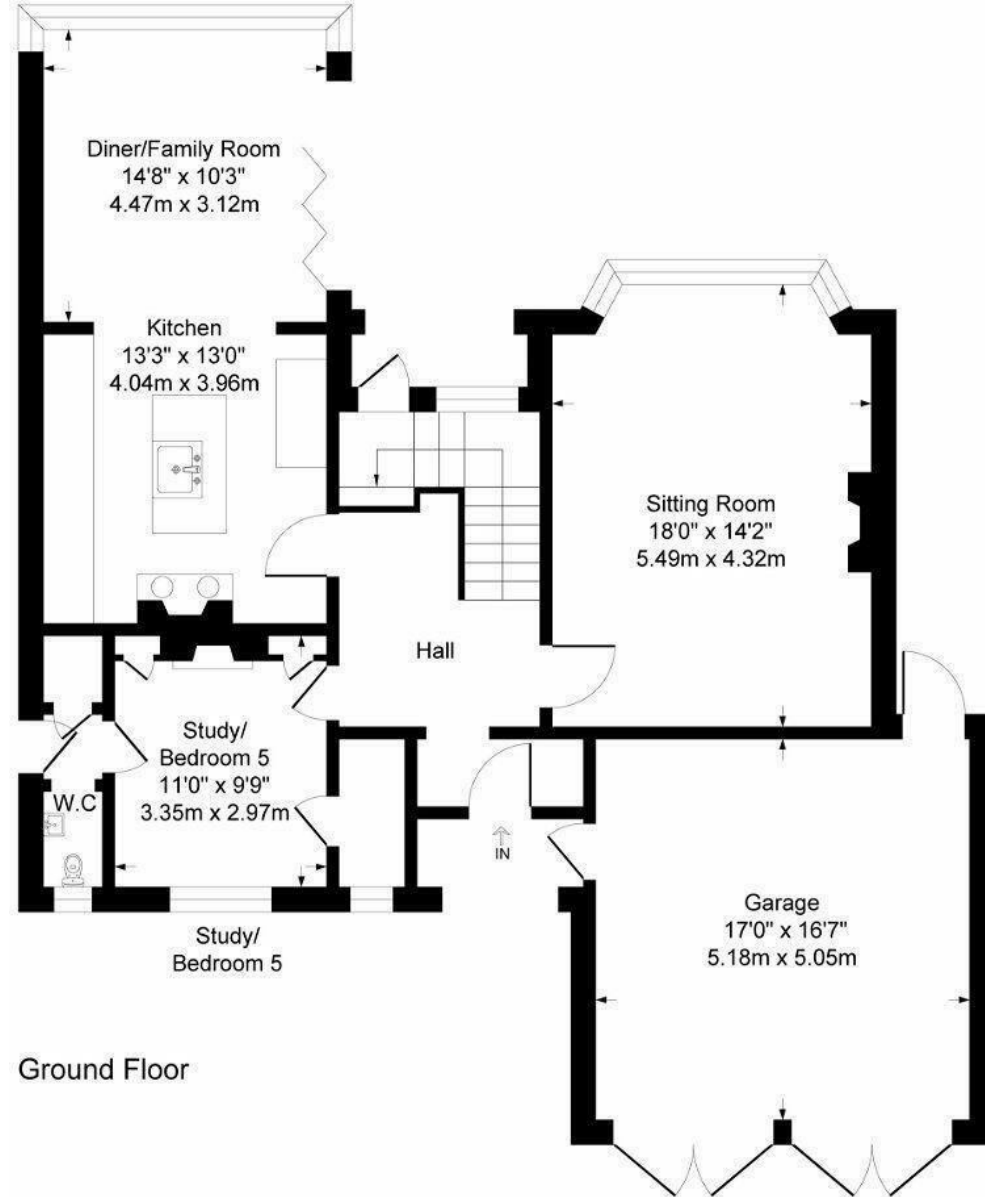
From Barnstaple, leave the town in the direction of the A361. At the roundabout with McDonalds on your right, turn right into Hollowtree Road and continue to the traffic lights. Travel straight across into South Street and on towards the A39. Go past the turning to Park School and little way down on the right hand side is the turning for Pill Lane.



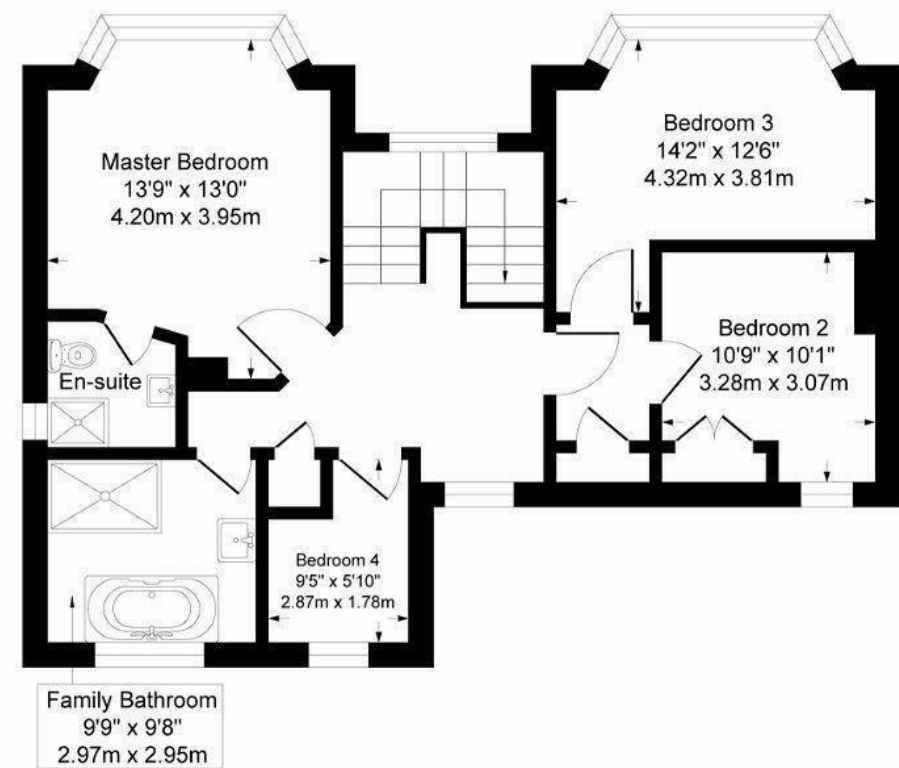
VIEWING

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





Ground Floor



First Floor