



**COULSWORTHY, 2 THE GARDENS, HIGHER RALEIGH ROAD, BARNSTAPLE, EX31 1PP**

Chequers Estate Agents are delighted to offer for sale 2 The Gardens, a substantial four bedroom family home in the highly sought after location of Pilton. Set on beautiful landscaped garden with off road parking and a garage, this property is worthy of a internal inspection to appreciate what this stunning home has to offer.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

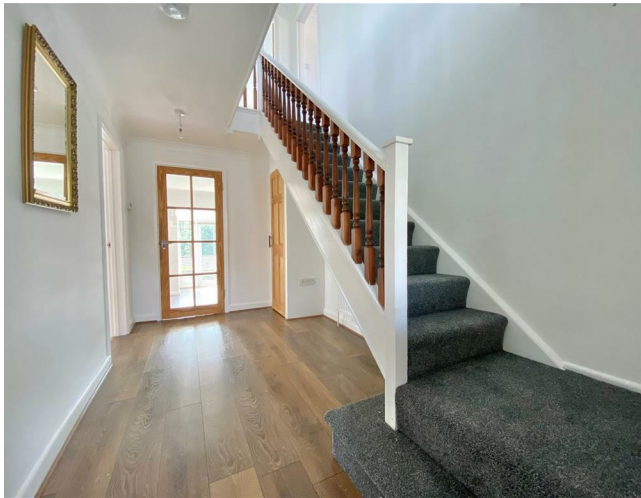
Smart Move

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**£599,950**



- SUPERB FAMILY HOME
- LARGE OPEN PLAN LIVING SPACE
- LUXURY KITCHEN
- FOUR BEDROOMS - ONE EN-SUITE
- MODERN BATHROOM
- FANTASTIC LARGE SOUTH FACING GARDENS
- OFF ROAD PARKING AND A LARGER THAN AVERAGE GARAGE
- CLOSE TO AMENITIES AND FACILITIES
- SOUGHT AFTER RESIDENTIAL LOCATION
- A MUST VIEW!



Coulsworthy enjoys a truly unique position set in a walled garden cul-de-sac location shared with two other properties. This family home is situated in the much sought after residential area of Pilton, the old part of Barnstaple and within walking distance of local amenities, including its own infant and junior school, and one of Barnstaple's larger secondary schools. North Devon Hospital is also within West Pilton parish. Pilton has a Church Hall, two public houses, two hotels, and a historic Church that dates back to at least the 11th Century. The glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central.

We are delighted to offer for sale this breathtaking four bedroom detached home. The property seamlessly blends a mix of open plan areas and cosy spaces that suit the modern lifestyle. The property has been updated by the current owners since they purchased the property in 2010. Coulsworthy had the woodburner fitted in 2012, newly replaced upstairs windows in 2014 as well as solar panels fitted to roof, earning feed in tariff of around £800 a year. The property has gas central heating with a new boiler which was fitted in 2021 as well as solar panels.

The feature entrance porch leads into the large hallway with staircase leading to the first floor. Off the hallway is also a handy cloakroom. The stunning open plan living area is perfect for entertaining and is light, bright and airy with a blend of luxury; a working wood burner makes a lovely focal point to the room. The living room leads around to a separate dining room. Double doors lead out onto the large patio area, enjoying glorious views towards the countryside and beyond. The raised patio area is perfect for alfresco dining with family and friends, making the garden space feel part of the home. The luxury kitchen is high specification with ample cupboards and space for appliances. From the kitchen is a useful utility room, with door leading outside.

To the first floor are four bedrooms as well as a modern family bathroom. Bedroom one and two are both spacious doubles and enjoy the rear elevation aspect with glorious views over Barnstaple Town centre and beyond. Bedroom one has the added attraction of a modern shower room ensuite.

To the front of the property is a driveway providing off road parking. The driveway leads to the larger than average garage with the added benefit of light and power connected. The garden wraps around the home and leads to the rear of the property which is truly something special. The garden is bordered with a beautiful stone wall providing a high degree of privacy and is one of the main draws to this beautiful home. The gardens are superb for entertaining with several seating areas, lawn, as well as a plethora of oriental shrubs, perfect for living the good life.

Chequers Estate Agents, the sole selling agents recommend an internal inspection to appreciate what this property has to offer. A viewing appointment can be arranged by phoning our office on 01271 379 314









#### ENTRANCE HALLWAY

A spacious and welcoming entrance hallway, with stairs to first floor landing. Useful storage cupboard, radiator, laminate flooring.

#### CLOAKROOM

A modern cloakroom with WC and wash hand basing. UPVC double glazed window to front elevation.

#### KITCHEN

24'4 x 9'4

A modern and attractive fitted kitchen with ample cupboard space. Further matching wall cabinets and drawers. Inset stainless steel one and a half bowl sink set into work surface with cupboard space below. Integrated oven with extractor over, space for upright fridge/freezer as well as space and plumbing for dishwasher. Further kitchen area which is open plan and leads into the living area. UPVC double glazed bay window to rear elevation overlooking the garden as well as further window to side elevation. Radiator, vinyl flooring.

#### UTILITY ROOM

6'2 x 5'7

A useful utility room with UPVC double glazed window to side elevation and door giving access to the garden. Inset one and a half bowl sink set into worksurface with cupboard space below. Appliance space and plumbing for washing machine and tumble dryer.

#### LIVING ROOM

17'09 x 15'5

A spacious and light living room with UPVC double glazed window to side and rear elevation overlooking the garden. Double glazed patio doors leading to the rear garden. A beautiful feature to this room is the working wood burner, radiator, laminate flooring.

#### DINING ROOM

15'8 x 8'8

UPVC double glazed window to front elevation, radiator, fitted carpet.

#### FIRST FLOOR LANDING

Landing area with UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BEDROOM ONE

13'5 x 11'4

A dual aspect double bedroom with UPVC double glazed window to side and rear elevation overlooking the garden and glimpses of countryside in the distance. Radiator, fitted carpet.

#### EN-SUITE

9'9 x 4'0

A modern three piece white site comprising double walk in shower cubicle with rainfall shower head over in a tiled surround, WC, pedestal wash hand basin. Extensive tiling, heated towel rail, tiled flooring. UPVC double glazed window to side elevation.

#### BEDROOM TWO

11'4 x 11'4

UPVC double glazed window to rear elevation overlooking the garden and rolling fields in the distance, built in double wardrobes with hanging rail as well as further cupboard with shelving, radiator, fitted carpet.





#### BEDROOM THREE

10'8 x 9'01

UPVC double glazed window to side elevation, radiator, fitted carpet.

#### BEDROOM FOUR

8'9 x 8'1

UPVC double glazed window to front elevation, radiator, fitted carpet.

#### BATHROOM

9'8 x 9'3 max

A modern four piece suite comprising panelled bath with mixer taps, corner shower cubicle in a tiled surround. WC, pedestal wash hand basin. Wall mounted boiler supplying the central heating and hot water, radiator, tiled flooring. UPVC double glazed window to side and rear elevation, shaver socket.

#### GARDEN

To the front of the property is a driveway providing off road parking. The driveway leads to the garage which has power connected. There is also a small shrubbed garden to the front that leads around to the side of the property. To the rear of the property is a fully enclosed south facing garden, offering a high degree of privacy. The garden has a beautiful wall feature and an extensive patio area, perfect for alfresco dining with steps leading to a large lawn area with a shrub border as well as an array of fruit trees. The raised patio area enjoys glorious views in the distance towards Barnstaple town and rolling fields in the distance.

#### GARAGE

16'7 x 11'6

Up and over door, power and lighting connected.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



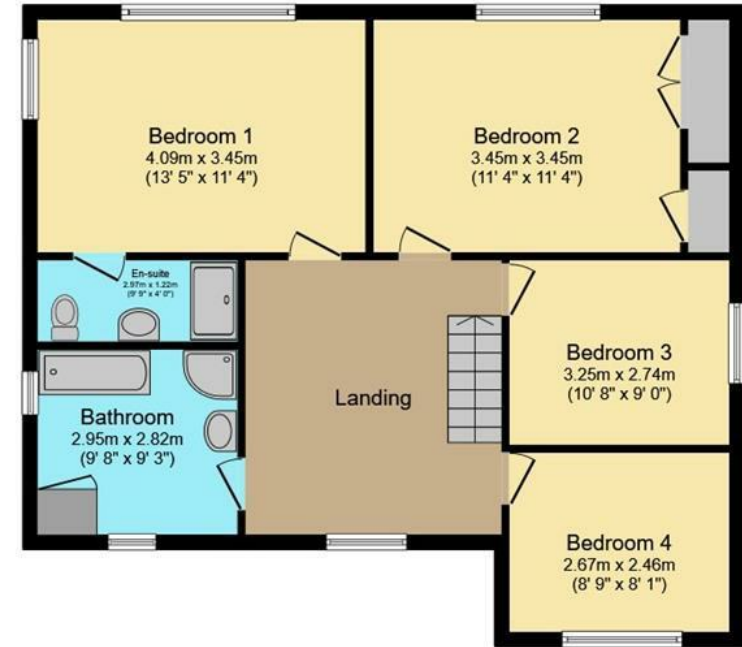








**Ground Floor**



**First Floor**

Total floor area 187.5 sq.m. (2,019 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND E**



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