



Ardan



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High Wall, Sticklepath, Barnstaple, Devon EX31 2DP

Local shops, the Tarka Trail & Barnstaple town within healthy walking distance.

Enjoying outstanding views towards the river Taw and Barnstaple Town is this spacious detached 4 bedroom family residence. Walking distance to town, the train station and local school and college. Bus routes run from neighbouring streets. No Chain.

- 4 Bedrooms & 2 Bathrooms
- Gas Fired Central Heating, new boiler 2022
- Double Glazing Replaced 2022
- Views towards the estuary & countryside
- Council Tax band E
- x16 Solar Panels
- New Carpets & Flooring
- Driveway & Garage
- No Chain
- Freehold

Offers In Excess Of £425,000

SITUATION AND AMENITIES

Situated in an elevated position on a no through road enjoying views across the River Taw and out to the North Devon Coastline and surrounding Devon hills in the distance. The Tarka Trail is close by, which is popular among cyclists and walkers and leads to Instow, a prominent coastal village with a cricket ground, yacht club, and beach. Barnstaple town centre is about a 5-minute walk away and includes a range of businesses, a gym, regular buses, railway services, and an indoor Tarka Tennis and leisure centre are all nearby. Sticklepath has primary schooling and Petroc, the North Devon College. Roundswell is a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, and Aldi close by. There is easy access to the A361 North Devon Link Road, which links to the A361 North Devon Link Road within about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car are the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.

DESCRIPTION

A detached two storey house built in 1989 which presents part rendered and red brick elevations, with double glazed windows replaced in 2022, tiled roof with x16 solar panels. The layout on the ground floor briefly consists; Entrance Hallway, Cloakroom WC, 21'10/6.62m Living Room with estuary views, Kitchen & Dining Room, Utility Area. On the first floor are 4 Bedrooms, master with En-suite and Family Shower Room. West facing lawned garden and courtyard, Driveway for multiple vehicles and single Garage. No onward chain.



GROUND FLOOR

ENTRANCE HALL wood effect flooring and carpeted stairs off to first floor landing, built in storage cupboard, under stairs cupboard. CLOAKROOM WC opaque window to side, wood effect flooring, partly panelled walls, low level WC and pedestal hand wash basin. SITTING ROOM with views over The River Yeo, fitted carpets, double aspect room with bay window to front overlooking garden. 'L' SHAPED KITCHEN/DINING ROOM the dining room is dual aspect with windows to side and rear, views towards Ashford and The River Yeo. Fitted kitchen with shaker style wall and base units with roll top marble effect worktop, 1 ½ sink and drainer with mixer tap, tiled splashback, space for range oven, stainless steel extractor over, space for dishwasher, integrated fridge, stable style door leading to rear garden, door to LEAN -TO UTILITY AREA with space for white goods.

FIRST FLOOR

LANDING loft access via hatch, window to side, airing cupboard with slatted shelving. BEDROOM 1 with views across Barnstaple towards The River Yeo, out towards the coast and also overlooking the front garden. Archway through to EN-SUITE BATHROOM with window to front, tiled walls, wood effect vinyl flooring, panelled 'p' shaped bath with shower over and central taps, vanity hand wash basin with mixer tap, dual flush WC, extractor fan. BEDROOM 2 with fitted carpets, views across Barnstaple, countryside and again The River Yeo. BEDROOM 3 with good views across the town and The River. BEDROOM 4 with views across town and countryside, window to rear elevation. SHOWER ROOM opaque window to rear, quadrant shower with electric Triton Opal Three shower, tile effect vinyl flooring, WC, pedestal hand wash basin, partly tiled/partly tongue and groove panelled walls, airing cupboard housing slatted shelving and Worcester boiler.

OUTSIDE

At the front of the property there is parking for multiple vehicles and SINGLE GARAGE. Steps lead down to front door, gated access leading to the GARDEN which is mainly level lawn with borders stocked with mature hedges and plants, paved pathway with gravelled borders and mature hedging leads to the REAR COURTYARD STYLE GARDEN with TWO STORAGE SHEDS, outside cold water feed and lighting.

SERVICES

Mains water, drainage, electricity (updated 2022), gas fired central heating. According to Ofcom Ultra fast broadband is available.

DIRECTIONS

Leaving Barnstaple over the old bridge, continue up Sticklepath Hill. At the top by the mini roundabout bear left and immediately left again towards Petroc College. Follow the road passing the college on your right, continue for a short distance down the hill and take the left hand turn into High Wall, the property can be found on the right hand side with a For Sale board clearly visible.

What3Words: ///com.bring.trees

LETTINGS

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Approximate Gross Internal Area = 167.2 sq m / 1800 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 181.2 sq m / 1951 sq ft

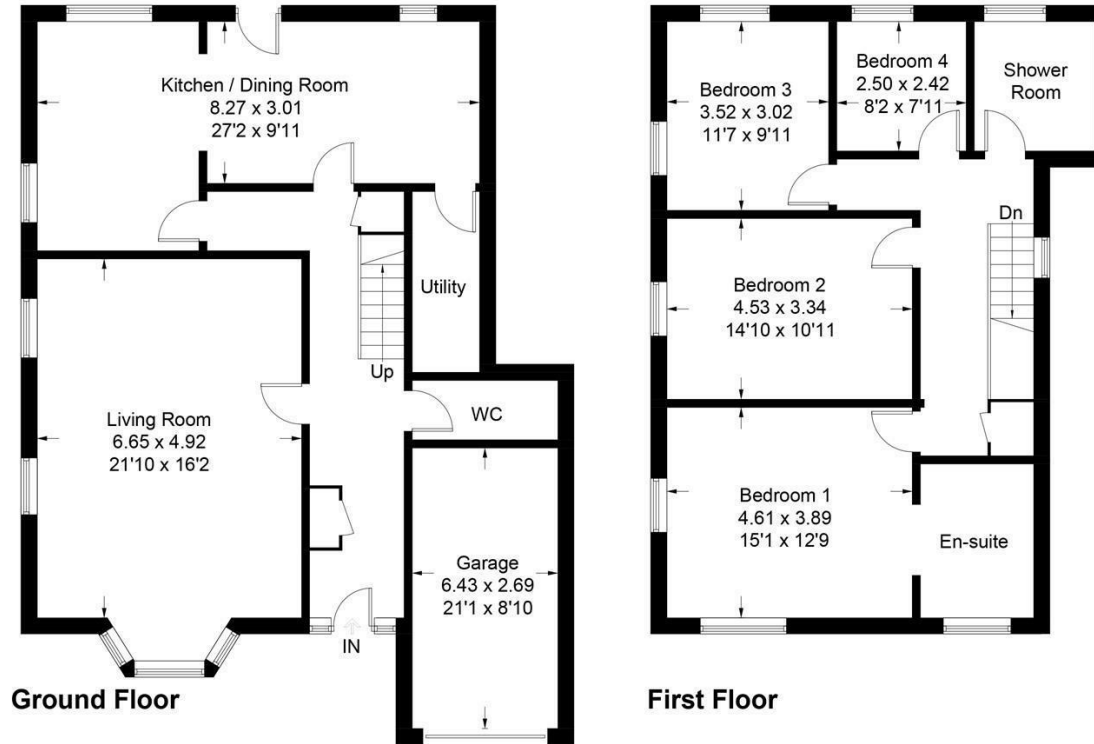


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID882821)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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