



Inukshuk



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Pilton, Barnstaple, Devon, EX31 1QD

Pilton Village, Barnstaple Town & Hospital Walking Distance.

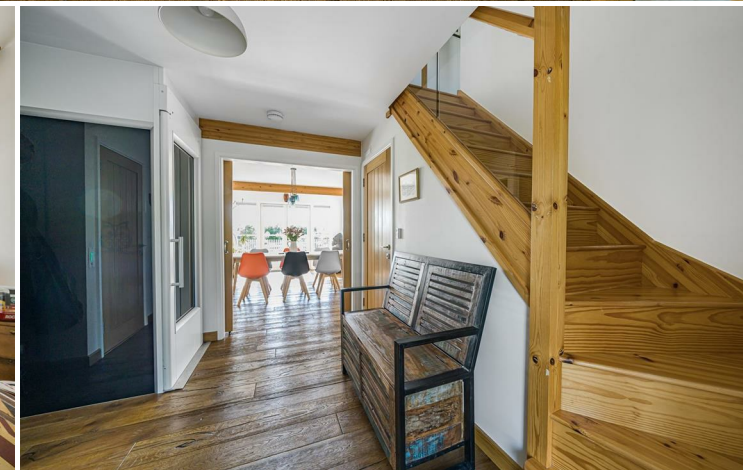
Individual "Grand Designs" style home situated in private yet convenient location with double garage and studio.

- Individual Contemporary Home
- 5 Bedrooms & 5 Bathrooms
- Driveway, Double Garage & Studio
- Impressive Open Plan Living
- Freehold
- 4117 sq feet of Accommodation
- Sustainable & eco-friendly
- Ground Source Heating & Solar PV
- Triple Glazed Windows
- Council Tax Band F

Guide Price £995,000

## SITUATION AND AMENITIES

Inukshuk enjoys a truly unique south facing position being set within its own third of an acre grounds, in a private, quiet and tucked away position with fantastic views towards the coast over braunton burrows towards Hartland Point. The property 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 infants and junior school, also housing 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 Bay, 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. Barnstaple town centre is within easy walking distance and offers an excellent range of amenities including both local and national high street shops and leisure. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central. The nearest international airports are at Exeter or Bristol. Exmoor National Park is about half an hour by car as is the Cornish border.



## DESCRIPTION

We are delighted to offer for sale this breathtaking “grand design” Scandinavian style detached new home, the first time it has ever been on the market since its construction 7 years ago. Having secured a once in lifetime building plot, the owners set about creating a one of a kind home which is completely green, highly sustainable, eco-friendly and low maintenance property. Inukshuk is super insulated with triple glazed doors and windows, state of the art ground source heating and solar PV panels. The owners have achieved something that can be difficult to fulfil, creating free flowing open plan style living, but also with a cosy feel. The property seamlessly blends a mix of open plan areas and cosy spaces that suit the modern lifestyle. The property is also a future proof forever home, practical additions have been thought of, such as CENTRAL PLATFORM LIFT, WETROOM STYLE BATHROOMS and CENTRALISED ELECTROLUX VACUUM SYSTEM.

The FEATURE ENTRANCE PORCH leads into the large hallway with glass panelled staircase leading to the first floor with platform lift. Sliding double doors lead into the OPEN PLAN LIVING AREA and spacious fully tiled wet room. The stunning 50ft open plan living area is perfect for entertaining and is light, bright and airy with a blend of luxury tiled and beautiful engineered oak flooring with under floor heating. Double doors lead out onto the DECKED PATIO making the garden space feel part of the home. The LUXURY KITCHEN is high specification with quartz and oak worktops and fully integrated appliances including steam oven, boiling hot tap and filtered cold water. Also from the kitchen is a useful utility room, with door leading outside. The COSY LIVING AREA enjoys a dual aspect and gas feature fire. From the living area a door leads into the STUDY/DOWNSTAIRS BEDROOM. From the first floor landing stairs rise to the second floor and sliding double doors lead into the SNUG/BEDROOM with JULIET BALCONY enjoying the stunning views. There is a FAMILY BATHROOM and THREE FURTHER BEDROOMS including the main bedroom suite comprising of a dressing area, walk in and built in wardrobes and large luxury ensuite wetroom. SECOND BEDROOM WITH ENSUITE. On the second floor there are TWO LARGE LOFT ROOMS, each with Velux windows that would make useful storage or occasional rooms.

## OUTSIDE

There are extensive 1/3 of an acre south facing gardens that are truly something special and are one of the main draws to the property. The private gated composite resin driveway leads to an EXTENSIVE PARKING AREA as well as a DETACHED DOUBLE GARAGE (described later). The gardens are superb for entertaining with several seating areas, faux lawn, a well, a plethora of oriental shrubs, fruit trees and vegetable plots, perfect for living the good life. There is an OUTSIDE SHOWER and OUTSIDE KITCHEN and BBQ area great for entertaining guests. Within the grounds is a DUTCH STYLE KENNEL/CHICKEN RUN, POTTING SHED and fruit cage. To the other side of the property is an ADDITIONAL PARKING AREA, ideal space for a motorhome or boat.

## GARAGE & STUDIO

Above the double garage there is the added benefit of a completely SELF CONTAINED ANNEXE/STUDIO with kitchen, living/bedroom area and ensuite shower room. This could be an ideal home office, music room or further accommodation for a dependant relative. Alternatively, this could be used to generate an income as holiday accommodation, stpp. The garage has two single electric remote roller garage doors with separate workshop.

## WHAT3WORDS

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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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Approximate Area = 2763 sq ft / 256.7 sq m  
 Limited Use Area(s) = 434 sq ft / 40.3 sq m  
 Garage = 402 sq ft / 37.3 sq m  
 Annexe = 356 sq ft / 33.1 sq m  
 Store = 162 sq ft / 15 sq m  
 Total = 4117 sq ft / 382.5 sq m  
 For identification only - Not to scale

Denotes restricted head height

**Second Floor**

- Loft Room: 5.72 x 4.04m (189 x 133)
- Loft Room: 7.01 x 4.04m (23 x 133)
- Store

**First Floor**

- Bedroom 1: 6.88 x 4.90m (227 x 161)
- Bedroom 3 / Snug: 4.65 x 3.33m (153 x 10'11")
- Bedroom 2: 4.70 x 2.77m (155 x 9'1")
- Bedroom 4: 4.04 x 2.87m (133 x 9'5")
- Dressing Room
- Lift
- Living Room / Bedroom: 8.13 x 4.45m (268 x 147)

**Ground Floor**

- Kitchen / Dining / Sitting Room: 15.39 x 6.86m (506 x 226)
- Study / Bedroom: 3.38 x 2.87m (11'1 x 9'5")
- Utility: 2.77 x 2.59m (9'1 x 8'6")
- Entrance Hall
- Patio

**Annexe**

- Living Room / Bedroom: 8.13 x 4.45m (268 x 147)
- Store: 5.45 x 2.72m (17'11 x 8'11")
- Double Garage: 6.78 x 5.46m (223 x 17'11")

**Ground Floor**

RICs Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 986417