



Down Along, 61 Old Torrington Road



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Sticklepath, Barnstaple, Devon EX31 3AS

Local amenities/bus services nearby. Barnstaple Town Centre
1.5 mile

An attached 4 Bedroom house with study and large gardens, 5/6 car driveway, garage and Scope to create self contained annexe.

- 4 Bedrooms & Study
- 2 Bathrooms
- Conveniently edge of town location
- Near Amenities
- Large Garden
- Parking for 5/6 Vehicles
- Integral Garage
- Scope to create separate annexe
- Council Tax Band E
- Freehold

Guide Price £585,000

SITUATION AND AMENITIES

Sticklepath is a sought after edge of town location with easy access to country walks and the Tarka Trail, which is popular among cyclists and walkers and leads from Barnstaple to Instow and Braunton and beyond.

The property is with reach of local amenities which include; local shopping facilities, pubs/restaurants and takeaways, primary schooling, Petroc, the North Devon College, regular bus service into town, which is about 1.5 miles away, on the route are amenities including; Asda supermarket, a range of businesses, food outlets, gym, indoor Tarka Tennis centre and leisure centre, railway service to Exeter.

Also nearby is Roundswell, a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, Aldi.

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 two storey residence which we understand was built in the 1930's and extended in 2014, creating flexible living accommodation, as there are two staircases and at present two wings to the house there is scope to create an annexe for dual occupation, home with income or as a large family home. The property presents painted, rendered elevations with double glazed windows, beneath a tiled roof. The layout on the ground floor briefly consists; Entrance Hall, Living Room, Dining Room, Kitchen, secondary entrance which is currently used as a Lobby/Utility, Integral Garage, 5 Bedrooms, 2 Bathrooms and scope to create further bedroom if required.

The layout of the accommodation with approximate dimensions is more clearly identified upon the accompanying floorplan.

GROUND FLOOR

Steps lead to COVERED ENTRANCE PORCH. Composite door leading into ENTRANCE HALL with opaque windows to front, stairs off to first floor landing, wood effect flooring, understairs cupboard. LIVING ROOM large central windows overlooking front garden, continuation of wood effect flooring, open fireplace with ornate surround and tiled hearth. DINING ROOM with French doors leading out to rear garden, original parquet flooring. Door leading into KITCHEN/BREAKFAST ROOM matching wall and base units with integrated double electric oven and grill, five-point gas hob with extractor over and splashback, 1 ½ sink and drainer with mixer tap, roll top work surfaces, integrated washing machine, pantry style cupboards, space for integrated fridge/freezer, doors off kitchen to rear garden and further door leading to half landing and further accommodation (described later).

Stairs from the utility provide access to the kitchen and one half of the first floor, we understand this landing can be connected

LOBBY/UTILITY window and door to front, space for white goods, understairs storage, door leading into GARAGE with electric up-an-over door, door at rear, window, power and light connected, WC, hand wash basin.

FIRST FLOOR

Staircase from ground floor entrance hall leads to LANDING with loft access via hatch and airing cupboard. BEDROOM 1 window to front, fitted carpet. BEDROOM 2 window to rear overlooking garden, fitted carpet. BEDROOM 3 further double bedroom with window to rear, fitted carpet. BATHROOM skylight, four-piece white suite comprising bath, dual flush WC, pedestal wash basin, separate shower, extractor fan, inset downlighting, tiled walls and wood effect flooring, heated towel rail, storage in eaves.

Second LANDING with ample space to create further bedroom, window to front, loft access via hatch. BEDROOM 4 with window to front, fitted carpet. BEDROOM 5/HOME OFFICE window to rear, fitted carpets. SHOWER ROOM with opaque window to rear, tiled floor, tiled shower, dual flush WC, pedestal wash basin with mixer tap, shaver point, opaque window to rear, inset downlighting, extractor fan.

OUTSIDE

Pillared driveway with ample parking for five to six cars, level lawn. Gated access leading to REAR GARDEN. PAVED TERRACE with steps leading up to a RAISED DECK. Outside lighting and cold water tap. Mature lawned garden, mainly laid to lawn with borders of shrubs and trees. GARDEN SHED measuring 24m x 15m (approx.).

SERVICES

All main services connected, gas fired central heating.

According to Ofcom, ultrafast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

DIRECTIONS

Leaving Barnstaple on the A3125 towards Bideford, at the top of Sticklepath Hill, turn left at the mini-roundabout into Old Torrington Road, continue on this road and over the next mini-roundabout, the property can be found near the bottom of the hill on the left hand side, prior to Philip Avenue, with a 'For Sale' board clearly visible.

WHAT3WORDS//town.splice.camp



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.



Denotes restricted head height

Approximate Area = 1792 sq ft / 166.4 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Garage = 312 sq ft / 28.9 sq m
 Total = 2114 sq ft / 196.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		74	81
<small>EU Directive 2002/91/EC</small>			

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833