



Glenfield







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Raleigh Park, Barnstaple, Devon, EX31 4JD

Easy access to Barnstaple town centre, open countryside, Exmoor, the Coast & Link Road.

A superb individual detached residence, circa 2008, set in mature secluded gardens, backing onto fields, off a quiet lane close to North Devon District Hospital

- Hall, Cloakroom, Sitting Room
- Dining Room, Snug/Study/Bed 5
- Superb Kitchen/Breakfast/Garden Room
- Utility, Oil C.H., Double Glazed
- 4 Bedrooms [2 with balconies & en suites]
- Family Bathroom
- Double Garage, Studio & WC above
- Ample Parking, Good sized garden
- Councill Tax Band F
- Freehold - No Upper Chain

Guide Price £825,000

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SITUATION & AMENITIES

Raleigh Park is a quiet, little used country lane on the semi-rural outskirts of Barnstaple, close to North Devon District Hospital. The property therefore benefits from the best of both worlds, being on the outskirts of the town in pleasant semi-rural surroundings enjoying fine views across the town, as well as into an open valley to the rear, yet is on a regular bus route and within 5 minutes' walk of the hospital itself, and also within easy access of Pilton village and its excellent infant, junior and secondary schools. Barnstaple town centre is approximately 5 minutes by car or a healthy walk. As the regional centre Barnstaple houses the area's main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. The Pannier Market dates back to the Saxon period and trades in general goods, local crafts and collectables. The Tarka Leisure Centre provides many indoor pursuits. There is also access at Barnstaple to the North Devon Link Road (A361), which leads through in about 45 minutes to Jct.27 of the M5 motorway, and where Tiverton Parkway also offers a fast service train to London Paddington in just over 2 hours. The North Devon coast, and in particular the sandy surfing beaches of Instow, Croyde, Saunton (also a Championship Golf Course), Woolacombe and Putsborough are about 20 minutes by car. Exmoor National Park is also easily accessible. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Glenfield presents painted rendered elevations, partially clad in UPVC with UPVC soffits and fascias for ease of maintenance, with double glazed windows beneath a slate roof. The property was built as new in 2008 and has not entered the market since. The house offers bright, spacious and versatile accommodation, which exudes flair and quality. Included in the sale are many unusual bespoke fittings and the vendors are generously including all fitted carpets, curtains and white goods. A baby grand piano is included in the sale and some of the other contents are available by separate negotiation, if required. The DOUBLE DETACHED GARAGE with STUDIO/OFFICE above adds a further dimension, and could possibly be converted into a separate annexe or AirB'n'B etc, subject to planning permission being obtained. There is ample additional parking and well-tended mature secluded gardens. This is a property which certainly needs to be viewed internally to be fully appreciated.

DIRECTIONS

WHAT3WORDS: ///fortunate.menu.hush

Leaving Barnstaple on the A39 at the roundabout nearest to the hospital, bear right towards the hospital itself but turn immediately left onto the Roborough road. This eventually bears round to the right, where the property will be found on the left-hand side, set back from and above the lane, identified by our For Sale board.

SERVICES

Mains electricity and water. Oil fired central heating, which is underfloor both upstairs and downstairs. There are also radiators upstairs. Drainage is to a private sewage treatment plant. According to Ofcom superfast broadband is available at the property and mobile signal is likely from O2. For further information please see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)





ACCOMMODATION

GROUND FLOOR

Pair of oak doors with stained glass panels above opening out to a spacious RECEPTION HALL with vaulted ceiling, glazed and oak framed staircase leading to the landing above. There is oak flooring, a fitted bookcase below the stairs. SITTING ROOM a spacious double aspect room with a pair of French doors to the FRONT GARDEN, fitted ornament shelving/bookcase, raised working fireplace with raised slated hearth and log storage below, 4 wall lights. DINING ROOM with French doors to REAR GARDEN. This room was originally designed as a Media room to have, for example, a cinema room. Behind the large dresser in the room are all the connections for this. STUDY/SNUG/BEDROOM 5 with fitted bookcase. Returning to the ENTRANCE HALL, a pair of glazed doors lead into the 'wow' factor of the property, which is the splendid KITCHEN/BREAKFAST/GARDEN ROOM – arranged in 3 distinct zones but open-plan and 'L' shaped. There is gloss tiled flooring throughout. The GARDEN ROOM features a vaulted ceiling with double height atrium style window, etched with a sunburst in the apex, free standing electric fire with black gloss surround (included in the sale), wall mounted TV (also included in the sale). Pair of French doors to outside. There is a recess for a wall mounted television with adjustable shelving surround. The BREAKFAST AREA then runs through to the KITCHEN which is fitted with an extensive range of units in natural wood, topped with Correx worksurfaces and incorporating twin bowl stainless steel sinks. The base units include carousels and a bin drawer. There are matching wall mounted cupboards and a fitted bookcase. Fitted appliances include an integral NEFF dishwasher, NEFF twin ovens, NEFF microwave, American style fridge/freezer. There is a matching semi-circular central island/breakfast bar with 2 breakfast stools and drawers and cupboards beneath, NEFF 4-ring induction hob, floating stainless steel and glass extractor hood. Triple glazed doors to one wall which fold to bring the outside in, and which lead directly onto a SUN DECK – an ideal place for Al fresco dining. INNER HALL oak flooring, which runs through to a CUPBOARD housing the surround sound system. Music can be played in the sitting room, dining room and kitchen. CLOAKROOM with low level wc, wash hand basin, wall mirror. UTILITY ROOM in a white theme with grey worksurfaces, single drainer stainless steel sink, drawers, cupboards and appliance space under (tumble dryer and washing machine are included), matching wall cupboards, tiled flooring, cupboard housing Grant oil fired boiler for central heating and domestic hot water, hot water cylinder. From the UTILITY ROOM a half-glazed door leads outside.

FIRST FLOOR

The oak staircase frames glazed panels, allowing light to flood the landing, which overlooks the HALLWAY below. There is a trap to loft space and a large AIRING CUPBOARD. MASTER BEDROOM 1 with vaulted ceiling, a pair of French doors to BALCONY – ideal for enjoying morning coffee or a drink in the evening, from which there are fine views across the town, range of light wood wardrobes and dressing table, matching bedside cabinets, further range of 3 built-in wardrobes. EN-SUITE BATH/SHOWER ROOM with walk-in shower cubicle, hand held and over head drench shower units, tiled surround and glazed screen, low level wc, wash hand basin, mirrored splashback, strip light/shaver point, tiled panelled bath, heated towel rail/radiator, limestone flooring. BEDROOM 2 – also with vaulted ceiling and pair of French doors to Juliette balcony, once again with fine views across the town, display shelving, 2 double built-in wardrobe cupboards. EN-SUITE SHOWER ROOM with shower cubicle, hand held and drench showers, tiled surround, wash hand basin with vanity cupboard under, wall mirror/splashback, strip light/shaver point, heated towel rail, low level wc, extractor fan, tiled flooring. BEDROOM 3 window to rear overlooking open fields, range of fitted wardrobes and dressing table, matching bedside cabinets, access to eaves storages. BEDROOM 4 currently arranged as a dressing room, range of light wood wardrobes to one wall, matching free-standing chest of drawers and cupboard, safe bolted to the floor. FAMILY BATHROOM with panelled bath, tiled splashback incorporating 2 display niches, tiled shelf above, wall mirror over, wash hand basin with vanity drawer under, low level wc, tiled wall and shelf with matching wall mirror to the one opposite, contemporary radiator/towel rail.

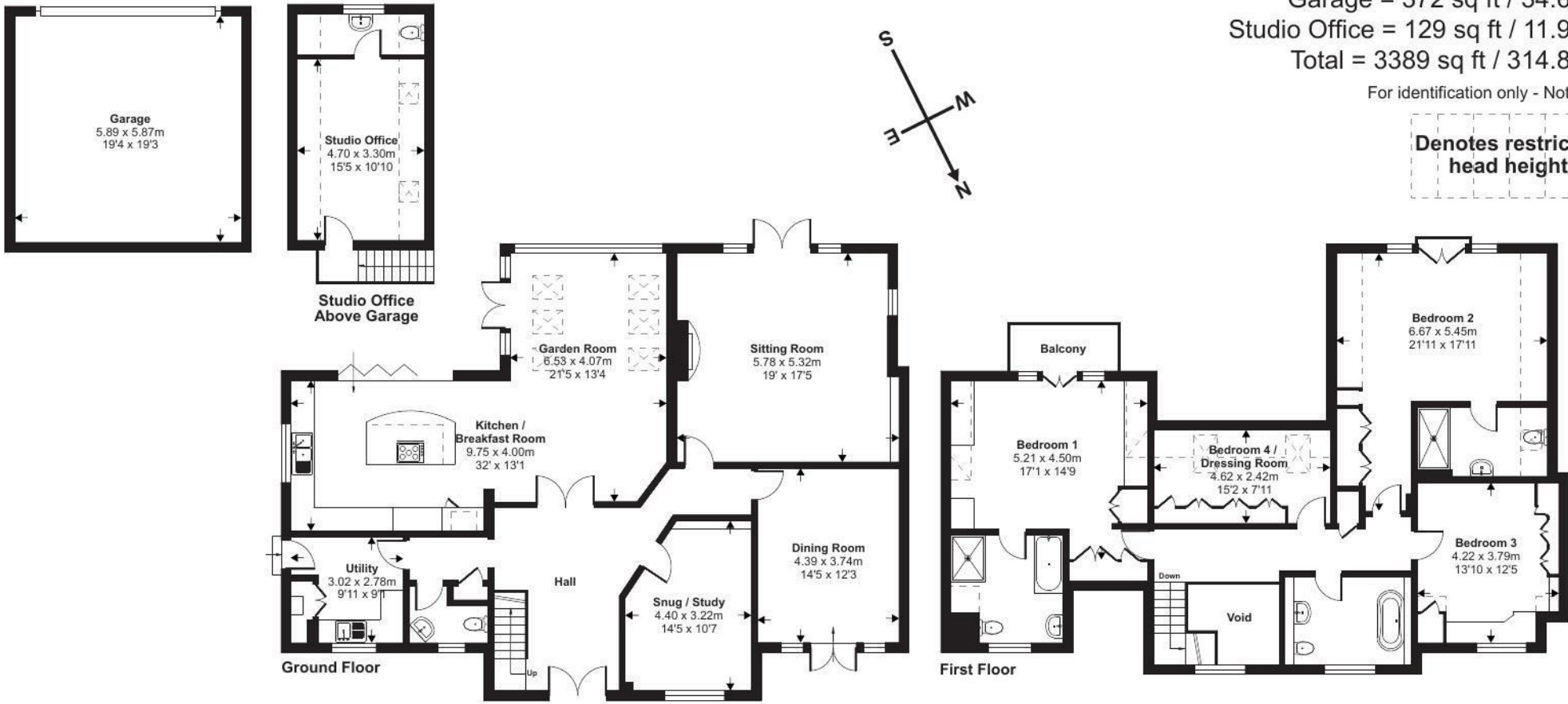
OUTSIDE

From the lane, a tegula cobbled drive is lined by mature trees and laurel hedging. This rises to a parking and turning area adjacent to the front of the house, and also leads to the DETACHED GARAGE, which presents similar elevations to the house. This has an electric up-and-over door, power and light connected, fitted shelving, as well as a personal door. External timber steps lead to a first floor STUDIO/OFFICE with 2 sets of fitted corner shelving, access to eaves storage, CLOAKROOM with a low level wc, pedestal basin and porthole window. Behind the garage is a timber GARDEN SHED and a concealed oil tank. Adjacent to the lane, the front boundary features a low stone retaining wall and a border stocked with specimen plants, shrubs and trees. Above this is further extensive stone walling, stone gabions and timber fencing, topped by laurel hedging. The FRONT GARDEN is totally secluded and laid to lawn. There is an extensive area of TERRACE and DECKING. A fine specimen magnolia tree, various other mature specimen shrubs and trees. There is access at both sides of the house to the REAR GARDEN, which is once again lawn interspersed and bordered by mature specimen trees and shrubs. This backs onto fields, and there is a further TERRACE immediately in front of the house. To the right-hand side of the double front doors is a large low-level wooden box. This is a hedgehog feeding station. There is a family of hogs living in the garden and using this facility.

Approximate Area = 2653 sq ft / 246.5 sq m (excludes void)
Limited Use Area(s) = 235 sq ft / 21.8 sq m
Garage = 372 sq ft / 34.6 sq m
Studio Office = 129 sq ft / 11.9 sq m
Total = 3389 sq ft / 314.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1239470



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	74	80
EU Directive 2002/91/EC		



