



Conifers







# Conifers 40/41 Cleave Road

Sticklepath, Barnstaple, Devon, EX31 2DU

Within walking distance of local amenities, the Tarka Trail and Barnstaple Town Centre.

A unique detached property set in 1/3 of an acre enjoying fine views of the River Taw and surrounding countryside.



- Stunning Waterside Views
- 3 Bedrooms & Modern Bathroom
- 1/3 of an acre plot
- Parking for 3 vehicles, Garage & Workshop
- Council Tax Band E
- 170 SQM / 1830 SQFT
- Howdens Kitchen
- Scope to develop or create an annexe
- Close to Tarka Trail & Amenities
- Freehold & No Onward Chain

Guide Price £535,000

## Stags Barnstaple

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## SITUATION AND AMENITIES

The property is situated in a no through road in a quiet and favoured residential area and close to Tarka Trail, 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. An Asda supermarket, a range of businesses, a gym, regular bus and 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

An individual architect inspired detached residence occupying a double plot with far reaching views over the River Taw and surrounding countryside, which presents elevations stone and rendered elevations with double glazing, beneath a flat roof. The accommodation is bright and spacious with stunning views from the living room and two of the bedrooms. The layout briefly consists; Entrance Porch, Hallway, 3 Bedrooms, Bathroom, Kitchen, Living Room with picture window, Utility Room, Cloakroom WC. The driveway has space for 3 vehicles, along with a garage and workshop, currently used as a gym and many have potential to convert into further accommodation subject to consent. The gardens wrap around the property and have been terraced to make the most of the fabulous views. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

## GROUND FLOOR

Glazed ENTRANCE PORCH off the front sun terrace with river views, stripped floorboards, opaque glazed entrance door leading into RECEPTION HALL stripped floorboards, built in cupboard with sliding doors and hanging rail, steps leading up to MAIN HALLWAY. Door off to LIVING ROOM with stripped floorboards, picture window overlooking river and surrounding countryside, fireplace with coal effect gas fire, sliding patio doors leading to the rear garden, large opening/serving area leading into the kitchen. Door off hallway leading into KITCHEN with LVT flooring continuing to utility room (described later), window overlooking rear garden, Howdens shaker style fitted kitchen, matching wall and base units, integrated dishwasher, bin storage, space for range style cooker with splashback, stainless steel extractor over, space for American style fridge/freezer, solid matte acrylic worktop and breakfast bar, inset 1 ½ sink and drainer with mixer tap, upright splashback, inset downlighting, corner cupboards with pull out storage shelving. UTILITY ROOM door and window to rear garden, stainless steel sink and drainer, space for white goods, cupboards housing Vaillant gas boiler and airing cupboard with slatted shelving, separate cupboard housing pressurised hot water tank. CLOAKROOM/WC opaque window to rear. BEDROOM 1 spacious double bedroom with picture window overlooking the river and countryside, fitted carpets, ample space for wardrobes and bedroom furniture. BEDROOM 2 picture window to front with river and countryside views, fitted carpet. BEDROOM 3 with window to side, fitted carpet. BATHROOM opaque window to rear, re-fitted white suite comprising bath with mixer tap, shower attachment over, tiled splashback and panelling, separate shower, pedestal hand wash basin with tiled splashback, close coupled WC, inset downlighting, extractor fan, heated towel rail, stripped and painted floorboards.





### OUTSIDE

REAR GARDEN with outside lighting and cold water supply, spacious TERRACE with level lawn, GARDEN SHED/WORKSHOP, central steps leading up to middle terrace with stocked borders, further sun terrace with stone wall surround, additional steps leading up to wrap around lawns and stone pathway leading up to a fenced lawned garden with play area and separate decked terrace, which has power leading up to it and would make an ideal spot for a summerhouse. From this level there are stunning river and countryside views which have to be seen to be fully appreciated. There are wrap around lawns and driveway parking to the front of the property with space for three vehicles. Curved pathway leads to the entrance porch and gated access leads to rear garden, also at the front of the property is an ADDITIONAL SUN TERRACE which also enjoys countryside and river views. GARAGE with up-and-over door, power and light. Divided into two rooms, currently used as gym and additional storage room, high ceilings with plenty of storage space, window to front. This may have potential for home office or to convert into additional living accommodation (subject to any necessary planning permission).

### SERVICES

All mains services, gas central heating. According to Ofcom, superfast 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/>

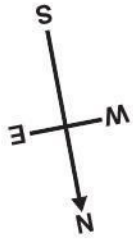
### DIRECTIONS

From our Office in Barnstaple, head over the bridge and up Sticklepath Hill. Turn right into Westfield Avenue and then take the next right into Cleave Road, keeping to the right, the property can be found on the right hand side with a for sale board clearly visible.

WHAT3WORDS///hush.slower.remedy

Approximate Area = 1873 sq ft / 174 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). ©nichecom 2024. Produced for Stags. REF: 1163363



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			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	



