



Spindlewood











# Spindlewood

Shirwell Road, Barnstaple, Devon, EX31 4JH

In the country yet, a few minute's drive from the Hospital and 10 minutes from the town centre. The Coast & Exmoor are within easy access

**Must be viewed! A superb individual detached residence of character & quality with secluded landscaped gardens and delightful valley views, on the semi rural outskirts of Barnstaple**

- Hall, Cloakroom, Utility
- 2nd Kitchen/Dining Room, TV Room
- Can be arranged as two wings
- Ample Parking & Electric Car Charger
- Council Tax Band E
- Main Reception/Kitchen 33' x 22'8
- 4 Bedrooms, 4 Bathrooms
- Detached garage - potential stpp
- Stunning pastoral views
- Freehold

Guide Price £780,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





**SITUATION & AMENITIES**

Spindlewood enjoys the best of all worlds, being in an elevated position with lovely pastoral views to both front and rear, yet the District Hospital is within a healthy walking distance [although there is no pavement] and the town centre less than 10 minutes by car. As the regional centre, Barnstaple offers the area’s main business, commercial, leisure and shopping venues as well as live theatre and Pannier Market. At Barnstaple there is access to the North Devon Link Road (A361), which leads on in around 45 minutes or so, to Junction 27 of the M5 Motorway, where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The popular surfing beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe are all around half an hour away by car. Exmoor National Park is accessible in around 20 minutes by car. The area is well served by excellent state and private schools, including West Buckland School, with local pickup points. The nearest international airports are at Bristol and Exeter.

**DESCRIPTION**

Spindlewood is one of those unique properties which simply has to be viewed to be fully appreciated. The house presents elevations largely of painted render, but with extensive use of feature double glazed windows and doors, as well as exposed oak, all beneath a tiled roof. We understand that the original core structure was a bungalow dating from 1932 but the property was extended and remodelled around 1997 by a local builder for his own occupation. The property now offers bright, spacious and versatile accommodation which is built to a high specification and exudes character and quality. The accommodation is arranged in such a way that it can be used as one, four bedroom house, or as two self-contained, two bedroom ‘wings’, ideal for dual occupation by parts of the same family or various home and income uses. A particular ‘wow’ factor is the principal open plan reception area and kitchen, where double French doors open into this beautiful room, which features a vaulted exposed oak frame with mezzanine master bedroom and balcony looking down on it from above. There is a second ‘atrium’ style window in the original principal bedroom which frames a most beautiful view into the valley below. A further dimension is the detached garage building which has been constructed with the thought of conversion to yet more accommodation (subject to planning permission) and bearing in mind there is an extensive brick paved driveway for parking. The property is complemented by secluded gardens which have been landscaped with ease of maintenance in mind.

**GROUND FLOOR**

Front door to ENTRANCE HALL travertine flooring. CLOAKROOM with low level WC and wash hand basin. UTILITY ROOM stainless steel sink with Corian worksurfaces, cupboards beneath, glazed door to garden, travertine flooring, cupboard housing plumbing for washing machine. PRINCIPAL OPEN PLAN RECEPTION AREA/KITCHEN in distinct living, dining and kitchen ‘zones’ with travertine flooring throughout, extensive oak framed windows to the front with central French doors onto the terrace, exposed beams. The bespoke kitchen is fitted with an extensive range of base and wall cupboards in a dove grey theme, topped by marble effect Corian worksurfaces and incorporating a stainless steel sink unit. A matching island is painted in a bluey green and incorporates a wine rack. Fitted appliances include double oven and plate warmer, induction hob with central extractor fan, dishwasher. Returning to the hall there is access to the SECONDARY KITCHEN/DINING ROOM with range of units in a cream theme, topped by oak worksurfaces, incorporating single drainer stainless steel sink, appliances include four ring ceramic hob, floating stainless steel extractor hood above, dishwasher, electric double oven, integrated fridge/freezer. There is a built-in shelved cupboard, oak flooring. The dining area has French doors and a single door to outside terraces, ideal for Alfresco dining. TV ROOM with ornamental fireplace, fitted wood burner on slate hearth, shelved recess. The room is double aspect and has bi-fold doors onto the terrace, grey wood effect flooring. INNER HALL/STUDY AREA with cupboard under stairs, Grant oil fired boiler for central heating and domestic hot water. SECOND CLOAKROOM low level WC, circular wash hand basin on oak vanity cupboard, ladder style heated towel rail/radiator. From this area there is a secondary staircase leading to the secondary first floor.







## FIRST FLOOR

SECONDARY FIRST FLOOR LANDING linen cupboard. BEDROOM 3 atrium style window, access to eaves storage, built in wardrobe. EN-SUITE SHOWER ROOM with shower cubicle, pedestal wash basin, low level WC, mirror fronted medicine cabinet, ladder style heated towel rail/radiator, travertine tiled flooring and walls. BEDROOM 4 storage under eaves, built in wardrobes. EN-SUITE SHOWER ROOM with cubicle, low level WC, wash hand basin, vanity cupboard beneath, mirror fronted medicine cabinet, ladder style heated towel rail/radiator, tiled flooring and walls, extractor fan.

Returning to the principal reception area a staircase rises at the back of the room to the PRINCIPAL FIRST FLOOR LANDING. MASTER BEDROOM 1 with vaulted oak framed ceiling and glass balcony overlooking the reception area below as well as the views into the valley, walk in wardrobe. EN-SUITE BATH/SHOWER ROOM with Slipper freestanding bath, freestanding tap and handheld shower, his and her wash basins, drawers beneath, illuminated wall mirror above, bidet, low level WC, shower cubicle with hand held and drench shower units, ladder style heated towel rail/radiator, travertine tiled flooring. BEDROOM 2 double wardrobe, access to eaves storage. EN-SUITE SHOWER ROOM with shower cubicle, wash hand basin, low level WC, extractor fan, travertine tiled flooring and walls.

## OUTSIDE

The property is approached off a private 'no through' lane via a pillared entrance leading to block paved driveway for 6/7 vehicles and to the DOUBLE GARAGE which has electrically operated roller door and personal door to the rear, as well as windows and a loft with provision to install a staircase, power and light connected. The garage is considered suitable for conversion to additional accommodation, possible a holiday let, office, studio or leisure use (subject to any necessary planning permission being obtained). Within the drive is an electric car charging point. There is a panelled fence and pedestrian gate separating the drive area from the SOUTH FACING GARDENS. An EXTENSIVE TERRACE runs from this area, right the way around the front of the property and to the west, where the terrace is partly covered and incorporates LOG STORE. Located between the house and garage is the oak framed GLOBE ROTATING SUMMERHOUSE (available by separate negotiation) which has polycarbonate safety glass, fixed table and seating. The views from here and sunsets are quite delightful. Notable features within the garden include sweeping lawns, well stocked flower beds and borders, shrubbery areas filled with masses of specimen shrubs and trees. There is access all around the property. There is a CHILDREN'S PLAY AREA and the whole is fence and hedge enclosed. At the front the fencing is understood to be specialist acoustic material, reducing road noise, although the road cannot be seen from the property, which overlooks the top of it to the view beyond.

## SERVICES

Mains electricity and water. Private septic tank drainage. Oil fired central heating which is underfloor. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/broadbandchecker.htm)

## DIRECTIONS

Proceed out of Barnstaple on the A39, signed to Shirwell/Lynton, pass the hospital on your right and the turning to Muddiford on your left. The road bears slightly to the right just after this turning and then continues along the straight toward Burrridge, but this hamlet is not signposted. Spindlewood is located just after the start of this straight, on the right-hand side, but the angle of the lane is such, that you ideally need to approach it from the opposite direction, i.e. coming from Burrridge and Shirwell. In which case continue through the hamlet of Burrridge until you reach a large layby on your left hand side, just after a left hand bend, pull into here and then turn to proceed back down the hill, the access lane is then found on the left hand side and Spindlewood is the first property, in on the right, through the pillared entrance with the house name clearly displayed.

WHAT3WORDS///rocket.atom.pushes





Approximate Gross Internal Area = 246.7 sq m / 2657 sq ft  
Garage = 42 sq m / 451 sq ft  
Total = 288.7 sq m / 3108 sq ft

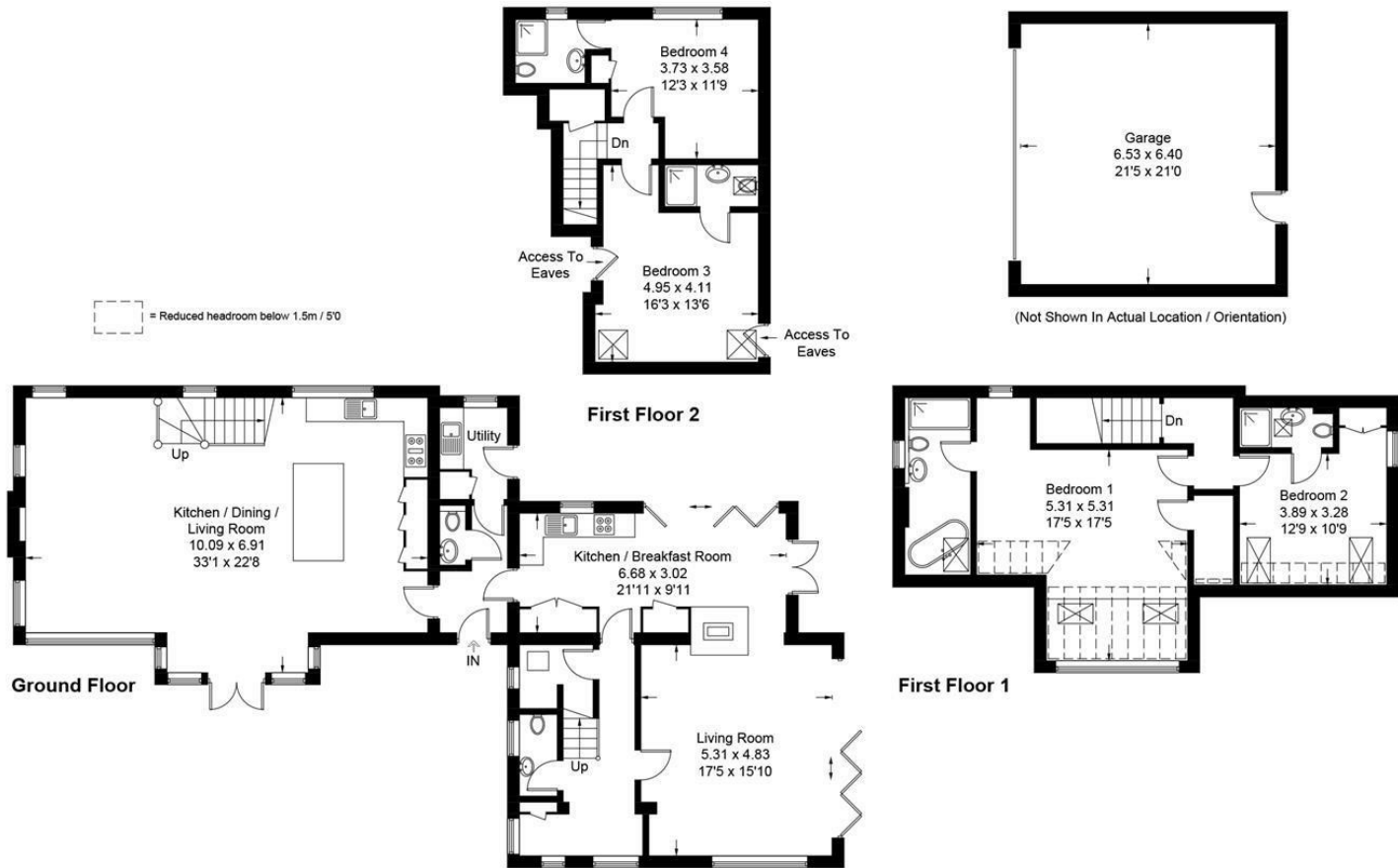


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079020)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>		
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







