



Stableways











# Stableways Eastacombe

Barnstaple, Devon, EX31 3NX

Barnstaple, Bideford, Torrington the Link Road, the Coast and Exmoor, all within about half an hour

A substantial, well presented, individual detached country house in convenient & sought after village close to Barnstaple

- Reception Hall, 3 Reception Rooms
- Kitchen, Laundry Room
- Bedroom 6/Study & 3 Bathrooms
- Indoor heated swimming pool
- 3.45 Acres gardens & paddock
- Large Conservatory/Garden Room
- 5 Bedrooms [2 on Ground Floor]
- 3 Garages plus ample parking
- All weather tennis court
- Council Tax Band F. Freehold

Guide Price £1,295,000

## Stags Barnstaple

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**SITUATION & AMENITIES**

In terms of location, the property enjoys the best of all worlds, being set off a quiet ‘no through’ country lane, adjoining open countryside, with fine views beyond, yet, is within 6 minute’s driving distance of Sainsburys at Roundswell, an outlet area on the periphery of Barnstaple. As the regional centre, Barnstaple offers the area’s main business, commercial, leisure and shopping venues, as well as live theatre and District Hospital. Around 1.5 miles from the property is the North Devon Link Road, leading on to junction 27 of the M5 Motorway in around 45 minutes or so, and where Tiverton Parkways offers a fast service of trains to London, Paddington in just over two hours. The sought-after coastal resorts of Instow, Westward Hol, Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe are all within half an hour by car, as is Exmoor National Park. The area is served by some excellent state and private schools, including the reputable West Buckland School (with local pick up points). The nearest international airports are at Bristol and Exeter.

**DESCRIPTION**

Stableways presents elevations of brick and painted render with double glazed doors and windows, beneath a tiled roof. The property has largely been constructed, extended and the accommodation remodelled by the current owners during their 50 year tenure. The house now offers bright, spacious, versatile and well-presented accommodation, arranged over two storeys and with an emphasis on entertainment and leisure. This includes on the ground floor; Reception Hall, Sitting Room, Dining Room, Conservatory/Garden Room, Family/Breakfast Room, Kitchen, Laundry Room, Two Bedrooms, Wet Room (ideal for future proofing), Cloakroom. The first floor consists of; Galleried Landing/Reading Room with feature atrium style window, Master Suite of Bedroom 1 with Balcony, Dressing Room and En-Suite, Second Bedroom also with En-Suite, Two Further Bedrooms (one is currently arranged as a study), Cloakroom. There are therefore 5/6 bedrooms overall.

Externally there are three garages, ample additional parking, double glazed greenhouse, African Breeze House, Timber Chalet, Detached Indoor Heated Swimming Pool with Sauna, Shower Room and hot tub (not currently working), All weather Tennis Court, recently resurfaced. The property is complemented by well-tended, colourful, secluded gardens arranged as a series of outside ‘rooms’. Beyond is a large field accessed from within the garden, in all about 3.45 acres.

**GROUND FLOOR**

Pair of double glazed doors to RECEPTION HALL with wood effect flooring, Minster style fireplace, fitted coal effect fire. SITTING ROOM a double aspect room with sliding double glazed doors to TERRACE and fine views beyond, Minster style fireplace, fitted coal effect fire, wood effect flooring, pair of glazed doors to FAMILY ROOM/BREAKFAST ROOM open plan with KITCHEN fitted with a good range of units in a white theme with wood trim, base units are topped with polished granite, there are ample wall cupboards a peninsula separator to the breakfast area, 1 1/2 bowl enamel sink unit, integral Neff dishwasher, Miele double oven, Miele ceramic hob, tiled flooring. There is an open arch from the breakfast room to the DINING ROOM with raised Gaz fire, marble surround, open arches both in the breakfast room and the dining room to the GARDEN ROOM/CONSERVATORY with three sides of double glazed windows, one incorporating sliding door to TERRACE, travertine tiled flooring. The reception areas all interlink and provide generous, easy flowing areas for entertaining. INNER LOBBY to the GROUND FLOOR BEDROOM WING. BEDROOM 5 recess for double bed with bedside tables and bridge cupboards over, sliding double glazed doors to PRIVATE SUN TERRACE with fine views beyond. BEDROOM 6 window to front. ADJACENT WETROOM with shower cubicle, wash hand basin, Aqua board walls, mirror fronted medicine cabinet, shaving mirror. SEPARATE CLOAKROOM with low level WC and pedestal wash basin. LAUNDRY ROOM with 1 1/2 bowl moulded sink, adjoining work surfaces, cupboard and appliance space under, plumbing for washing machine, space for American style fridge/freezer, tiled flooring, half glazed door to outside, cupboard housing hot water cylinder, concealed boiler. From the RECEPTION HALL a contemporary oak and glazed balustrade/staircase leads to;

**FIRST FLOOR**

GALLERIED LANDING with Atrium style window allowing light to flood in to the stairwell and landing areas. There is wood effect flooring throughout as well as a SITTING/READING AREA. CLOAKROOM with low level WC, wash hand basin, illuminated circular wall mirror, tiled walls and flooring. MASTER BEDROOM SUITE comprising; BEDROOM 1 a generous double aspect room with double glazed doors to BALCONY from which to enjoy the best of the wonderful views, wood effect flooring running through to DRESSING ROOM with open fronted wardrobes. ENSUITE with tiled panelled bath, his and her wash hand basins with vanity cupboards beneath, illuminated wall mirror above both, shower cubicle, low level WC, tiled walls and floor, heated towel rail. BEDROOM 2 another double aspect generous room with wood effect flooring, fine views. ENSUITE with tiled shower cubicle, wash hand basin, vanity cupboard, illuminated wall mirror, low level WC, heated towel rail/radiator, tiled walls and flooring. BEDROOM 3 with recess for double bed, matching bedside cabinets and shelving, bridge cupboards and mirror fronted wardrobes. BEDROOM 4 (currently arranged as a study) wood effect flooring, trap to loft space with retractable aluminium ladder, fine views.







## OUTSIDE

Approaching the property from the top lane then over the private 'no through' lane, as you drop down towards the property, on the left, there is a private parking area for several vehicles, screened from the lane by well-tended garden featuring many specimen shrubs and trees. You then arrive at the first gated access point where there is a parking bay and DETACHED SINGLE GARAGE with storage room below. Adjacent to this is a pedestrian gate leading to the front door of the house. There is a secondary vehicular access lower down the lane where double gates sit alongside a second pedestrian gate and a SECOND SINGLE GARAGE, behind this is a FURTHER THIRD SINGLE GARAGE and a tegula paved drive providing yet more parking and turning space. The front garden is attractively landscaped and tiered as gravelled beds with stone retaining walls, there is a bank of shrubbery at the top and adjacent to the front door, an ATTRACTIVE LOWER TERRACE. To the left of the main drive is a double glazed VICTORIAN STYLE GREENHOUSE on brick base and this overlooks a sweeping lawn with central circular bed which features an ORNAMENTAL FISH/LILY POND this area is also overlooked by an AFRICAN BREEZE HOUSE with fixed seating and below this is a TIMBER CHALET/SUMMERHOUSE possibly suitable for use as playroom/studio/office etc. Below this is a GALLERIED SUNDECK and to the far right of the greenhouse is an oil tank and some attractive specimen trees. At the rear of the property are TWO RAISED TERRACES both with contemporary glass and stainless steel balustrading and each have steps leading down to a FURTHER AREA OF SWEEPING LAWN with well stocked borders. The DETACHED POOL HOUSE presents painted rendered elevations beneath a tiled roof and accommodates the indoor heated swimming pool which has a tiled surround, three double glazed sets of doors and further pair of doors all overlooking the TENNIS COURT with a fine view beyond. These can be opened up to allow the outside in. There is a BEACHCOMBER HOT TUB in need of some repair, as well as a SAUNA and SHOWER/CHANGING ROOM with tiled cubicle, pedestal wash basin, low level WC, tiled walls and flooring. Adjacent to the pool house is a boiler room housing the oil fired boiler for the pool only. The ALL WEATHER TENNIS COURT was only resurfaced in recent times and is sheltered to some extent from the elements by Conifer hedging. There is a five bar gated internal access from the garden to an L-SHAPED Paddock ideal for grazing a pony, exercising dogs or for children to let their hair down. This is bounded by mature hedging and has water connected. The gardens are well tended, featuring many specimen trees and shrubs including Acer, Hydrangea, Magnolia, Rhododendron etc. The various parts of the gardens are linked by a series of meandering pathways.

## SPECIAL NOTE

The pool building may offer scope for conversion to single storey accommodation for a relative or similar, subject to planning permission. Alternatively, the main house also offers potential for dual occupation by parts of the same family.

## SERVICES

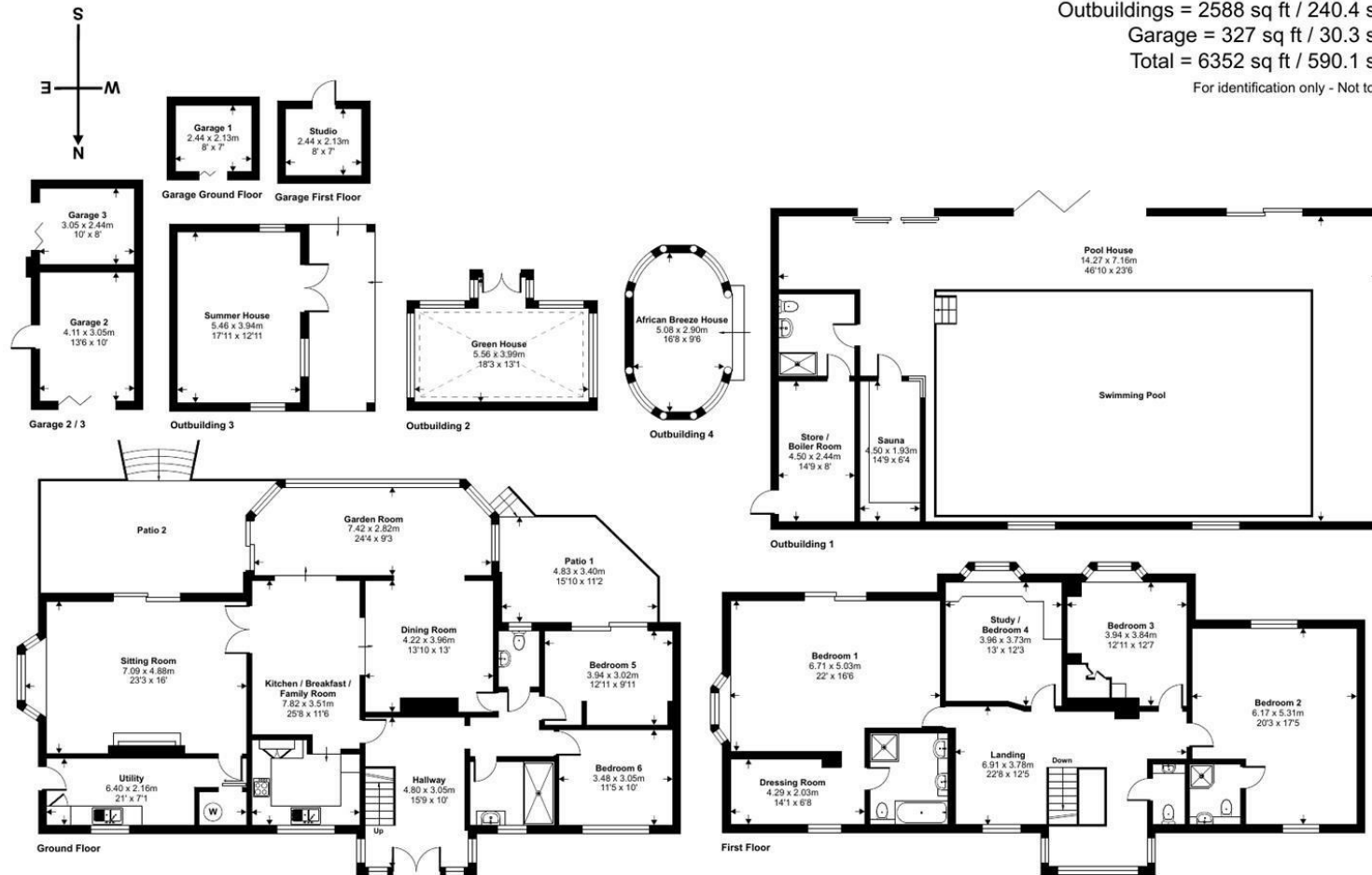
The property is heated by an air source heat pump. 'Gaz' fires in the house are fuelled by Calor bottles. There are solar panels, one bank serving the house and the other for the pool, these produce income. The pool itself is heated via an oil-fired system. There is mains, electricity, water and two septic tanks for drainage.

## DIRECTIONS

On the outskirts of Barnstaple at Roundswell, take the B3232 Torrington Road. Continue for around 1 mile and bear left on the bend signed Eastacombe. Pass through the village and shortly after the Methodist chapel on your left, bear right past a pair of cottages and then a detached house, into the 'no through' lane. Stableways will be found at the end of the lane.

WHAT3WORDS:///decent.excuse.split

Approximate Area = 3437 sq ft / 319.3 sq m  
 Outbuildings = 2588 sq ft / 240.4 sq m  
 Garage = 327 sq ft / 30.3 sq m  
 Total = 6352 sq ft / 590.1 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). © nchcom 2023. Produced for Stags. REF: 1025255



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	83
	EU Directive 2002/91/EC	



**2 Stableways, Eastacombe, Tawstock, Barnstaple, EX31 3NX**  
**Approx 3.456 Acres**  
**For Identification Purposes Only, Not To Be Relied Upon**

