



Penrose





# Penrose

Sticklepath Hill, Barnstaple, Devon, EX31 2DW

Within a short walk of local shops, bus services, schools, the Tarka Trail and a healthy walk from the town centre.

A detached colonial style chalet residence which offers deceptively generous, tastefully modernised & versatile accommodation suitable as a large family home, or for dual occupation, situated in popular Sticklepath.

- Hall, Sitting Room, Garden Room
- Dining Room, Kitchen/Breakfast Room
- Utility Room, Shower Room
- 2/3 Ground Floor Bedrooms
- 2/3 First Floor Bedrooms, 2 Baths
- OR 3 Bedroom core & 1 Bed Annexe
- 29' Workshop, Garage/WC, Parking
- Large level garden. No upward chain
- Council Tax Band E
- Freehold.

## Guide Price £595,000

### SITUATION & AMENITIES

Sticklepath is a sought-after edge of town residential location within easy access to country walks and the Tarka Trail, which is popular among cyclist and walkers, and leads from Barnstaple to Instow and Braunton and beyond. The property is within reach of local amenities which include shopping facilities, pubs/restaurants, takeaways, primary schooling, Petroc College and regular bus services into the town – which is about a mile away. On the route are amenities including an Asda supermarket and a range of businesses, food outlets, gym, indoor Tarka Tennis Centre and leisure centre, as well as railway service to Exeter. In the opposite direction but also nearby is Roundswell – a modern residential/business district located just outside of the town, accommodating several supermarkets such as Sainsburys, Lidl and Aldi. There is access nearby to the A361 North Devon Link Road, where Jct.27 of the M5 Motorway can be reached in about 45 minutes, and nearby Tiverton Parkway offers trains to London Paddington in just over 2 hours. Within about half an hour by car are the sandy surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. Exmoor National Park can be reached in a similar distance, as can the Cornish border. Other than the schools already mentioned, there are a number of private schools in the area including West Buckland, Kingsley at Bideford and Blundell's at Tiverton.

### DESCRIPTION

We believe that Penrose probably started out as a 1930s bungalow, but over the years the property has been sympathetically extended and remodelled and now provides very generous, bright, spacious and versatile accommodation, which can be utilised as a large single family home or for dual occupation as it has been in recent times. The house presents elevations of brick and painted render, with mainly double glazed but some triple glazed windows, all beneath a tiled roof. There are UPVC soffits and drainpipes for ease of maintenance. The accommodation is very well presented, tastefully modernised and other than use as a private residence may well suit a number of home and income uses such as B & B. Externally there is an extensive parking area, an adjoining garage and a 29ft workshop which may offer potential for development to create yet more accommodation, subject to any necessary planning permission. There is also a good size level garden, which is well-tended.





**SPECIAL NOTE 1**

The floorplans provided highlight the potential use of the accommodation as a single home or for dual occupation.

**ACCOMMODATION**

**GROUND FLOOR**

PORCH and replacement front door to ENTRANCE HALL cupboard understairs. TV ROOM double aspect with ornamental fireplace with fitted gas log effect fire. SITTING ROOM pair of double glazed doors to GARDEN ROOM with ceiling fan, triple aspect French doors to GARDEN, fitted gas coal effect fire. \*SPECIAL NOTE with the doors being open between these two rooms, the overall length is about 31ft \* DINING ROOM with fireplace, mantle shelf and recess housing wood burner on slate hearth, range of fitted cupboards flanking either side, cupboards above each, French door to outside. Open arch to KITCHEN/BREAKFAST ROOM extensive range of units in a light oak theme with rolled edge granite effect work surfaces incorporating single drainer moulded sink, Rangemaster brushed stainless steel stove incorporating double oven, 5-ring gas hob and stainless steel splashback with stainless steel hood above, NEFF dishwasher, tiled flooring, space for upright fridge/freezer, shelved larder cupboard. UTILITY ROOM with plumbing for washing machine, work surface and cupboards, wall-mounted gas-fired boiler for central heating and domestic hot water, half-glazed door to OUTSIDE, extractor fan. BEDROOM 1 double aspect, mirror-fronted double wardrobe. BEDROOM 2 mirror-fronted double wardrobe.

**FIRST FLOOR**

Galleried landing, shelved CUPBOARD over stairs, AIRING CUPBOARD. BEDROOM 3 walk-in wardrobe. EN-SUITE SHOWER ROOM with tiled corner cubicle, low level wc, wash hand basin with three drawers beneath, adjoining toiletry shelf, cupboard under, illuminated wall mirror, shaver point, heated towel rail, tiled flooring, extractor fan. BEDROOM 4 window seat, shelved recess, walk-in wardrobe/storage cupboard. 2ND KITCHEN/POTENTIAL BEDROOM 5 range of units in a white theme with wood effect work surfaces, single drainer circular stainless steel sink, Panasonic 4-ring induction hob, NEFF electric oven, plumbing for dishwasher, fitted breakfast bar. BATHROOM with panelled bath, overhead shower, shower screen, low level wc, wash hand basin, chest of three drawers, strip light/shaver point, extractor fan, tiled flooring and walls.

**OUTSIDE**

The front boundary is a well-maintained stone wall. A pair of wooden gates give access to the driveway, which provides ample parking and turning space. There is a parking bay for three vehicles nearest to the entrance, and at the back of this a deep bank of shrubbery which screens the property from the road. To the left of the house is the ATTACHED GARAGE with up-and-over door, power and light connected and gardener's wc. To the right a gateway leads to a side COURTYARD and on to the WORKSHOP, which has power and light connected, a fitted work bench and electric meters. The REAR GARDEN is laid to lawn with borders. A PERGOLA sits above a TERRACE. There are two GARDEN SHEDS and a fence separates a fruit and vegetable garden with rustic edged beds, soft fruit cage, all backing onto a church hall.

**SERVICES**

All mains services, gas-fired central heating. According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple network providers. For further information please visit <https://checker.ofcom.org.uk/>

**SPECIAL NOTE 2**

The carpets, curtains and light fittings are included. Some of the contents may be available by separate negotiation if required.

**DIRECTIONS**

W3W/////bonus.kinds.laws

From the stones roundabout on the outskirts of Barnstaple, take the A3125 towards Bideford. As you climb Sticklepath Hill, the property will be found on the left-hand side just prior to the mini roundabout, and can be clearly identified by our For Sale board.





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		
England & Wales		
EU Directive 2002/91/EC		

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