



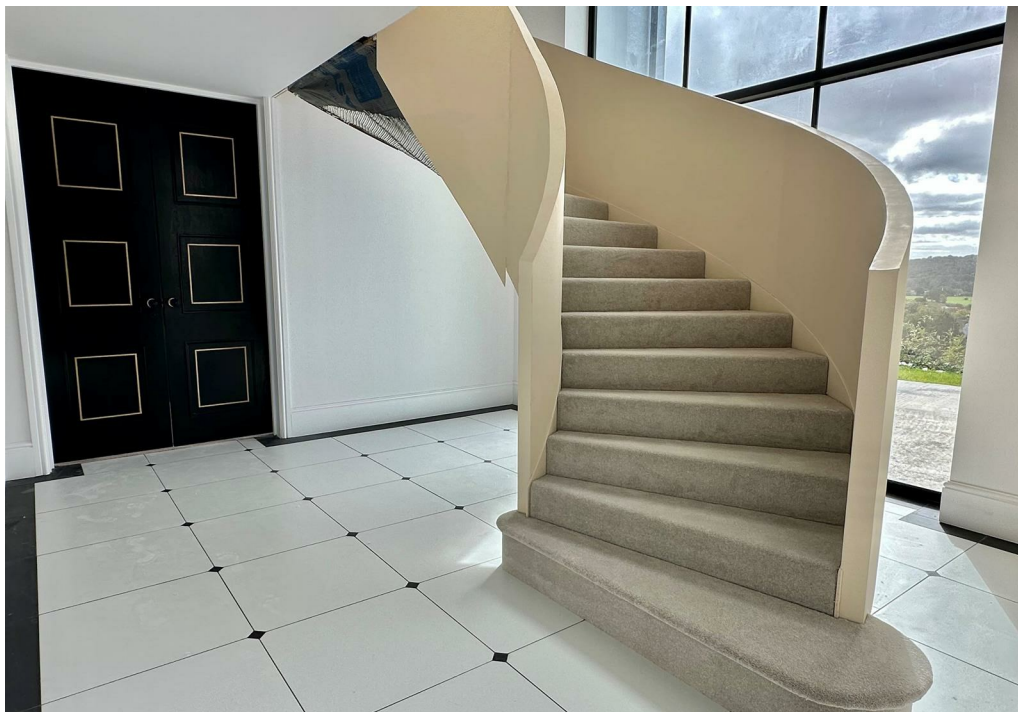
Stanley House











# Stanley House Whitemoor Hill

Bishops Tawton, Barnstaple, Devon, EX32 0BE

Village amenities [school, pub, buses] within walking distance. Barnstaple/the Link Road 10 minutes. Saunton beach/golf club, 30 minutes.

A striking brand new detached family residence offering over 3276 sq ft of generous accommodation, on the fringe of this favoured village enjoying superb panoramic views into the Taw Valley

- Hall with enclosed spiral staircase
- Kitchen/Dining/Family Room 30'6 x 20'1
- Hobbies /Media Room/Gym 20'2 x 18'10
- 3 Further Bedrooms, Sumptuous bathroom
- Usual new home guarantee
- Sitting Room 23'2 x 18'2
- 21' Balcony off with wonderful views
- 18' Principal Bedroom En Suite & Dressing Room
- Garage, Ample Parking, Gardens
- Council Tax Band TBC. Freehold

Offers In Excess Of £875,000

## 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 AND AMENITIES

In terms of location, Stanley House enjoys the best of all worlds, being set off a private drive, which serves just three individual quality properties, in turn off a little used country lane, on high ground with the benefit of superb far reaching views, over the village, into the Taw Valley. At the same time, the house is within walking distance of open countryside, the Tarka Trail and village amenities which include, period inn, which also serves food, primary school, church and bus services. Within 10 minutes by car is the North Devon Link road, on the periphery of Barnstaple, which leads on in a further 45 minutes or so to Junction 27 of the M5 and also Tiverton Parkway which offers a fast service of trains to London, Paddington, in just over 2 hours. As the regional centre, Barnstaple offers the areas main business, commercial. Leisure and shopping facilities including most of the High Street favourites. The town also boasts a Pannier market, live theatre and district hospital. The area is well served by state & private schools including the reputable West Buckland school. North Devon's famous beaches and coastal resorts at Croyde, Instow, Saunton [also with championship golf course] Putsborough, Westward Ho! & Woolacombe, are all about 30/40 minutes away. Exmoor National Park is a similar distance. The nearest international airports are at Bristol & Exeter.

## DESCRIPTION

Stanley House has been built by local builders, Squarefoot Building Contractors Ltd, to a high specification and minor outstanding works are nearing completion. The house presents elevations of painted render, with double glazed doors and windows, beneath a slate roof and benefits from a 6 year warranty in the form of a Professional Consultants Certificate. The split level accommodation follows the lay of the land so that the bedrooms are at garden level with the reception areas at entrance level in order that they enjoy the best of the views. The unique design is like no other new home and focuses on natural light which floods through the atrium style window rising from the garden level hall up to the hallway above, which leads to the reception areas. Bi-fold or French doors, within most rooms enhance the light further as well as allowing access to the gardens or extensive balcony. All room sizes are extremely generous and one is a blank canvas waiting to be used as a cinema or media room/games room/gym/office/studio etc. The builder/vendor has purposely left some fittings unfinished in order that the buyers have the opportunity to create a bespoke home. However, they are ready to complete the project, subject to a buyer's requirements and negotiation for any additional works. The majority of rooms will have floor coverings which are scheduled to be fitted in September 2025. This is a change of lifestyle opportunity to purchase a contemporary and stylish new home in a semi-rural position, yet close to amenities, the Coast & Exmoor.







## ENTRANCE LEVEL

Front door to ENTRANCE HALL featuring picture window with delightful valley views. SITTING ROOM this spacious room features floor to ceiling windows, once again with superb views. The splendid open plan KITCHEN/DINING/FAMILY ROOM can be arranged in three 'zones'. The kitchen is fitted with an extensive range of units, inset sink and integrated appliances. Bi-fold doors fold back to allow the outside in and allow access to the extensive BALCONY, ideal for Al Fresco dining, entertaining, sun worship or to enjoy a coffee, or something stronger whilst taking in the views and sunsets. A UTILITY ROOM has a CLOAKROOM off it as well as door to garden and door to ATTACHED GARAGE possibly more suitable as a workshop or for storage.

The enclosed spiral staircase leads down to the GARDEN LEVEL.

A spacious lower hallway allows access to the PRINCIPAL SUITE of BEDROOM 1 with French doors to garden and flanking glazed side panels. Within the room is a free standing bath, a dressing area and EN SUITE SHOWER ROOM. All of the THREE FURTHER BEDROOMS have French doors to the garden, one has an EN SUITE. There is a sumptuous FAMILY BATH/SHOWER ROOM also. The MEDIA/CINEMA ROOM etc is located on this level.

## OUTSIDE

From the shared access drive is a private driveway which provides ample parking & turning space with potential room for caravan or motor home. A set of steps descend to the rear garden where terraces run the entire length of the property and overlook a good sized garden, mainly laid to lawn, landscaped with ease of maintenance in mind or, once again, a blank canvas for a budding Carol Klein [a North Devon resident herself] to create a dream garden.

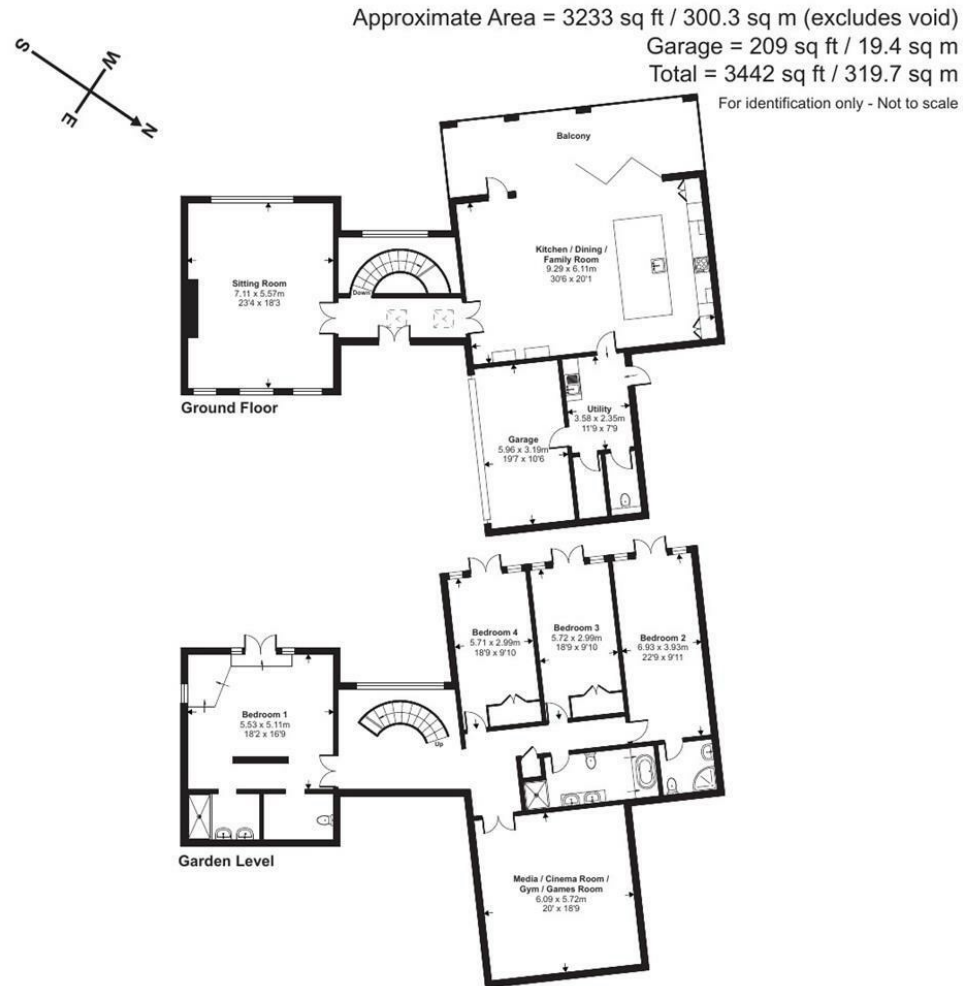
## SERVICES

Mains drainage, electricity & water. Underfloor heating by Air Source Heat Pump.

## DIRECTIONS

On the outskirts of Barnstaple, take the A377 Crediton Road. Proceed for about ¼ mile and as you enter the village, bear left in to Mount Pleasant. Climb the hill and follow the road to the end. Turn left [this is Whitemoor Lane]. Proceed up the hill for a short distance and the access to the three properties is on the left.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1330959



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>	EU Directive 2002/91/EC	







