



Meadow Green

Meadow Green, 10 Pill Lane

Rumsam, Barnstaple, Devon, EX32 9EG

All amenities within walking distance

A contemporary detached residence offering light & spacious accommodation, within one of Barnstaple's most desirable addresses

- Wonderful family home
- Light & contemporary accommodation
- Sought-after location
- Ample parking
- Planning approved for double garage with space above
- No onward chain
- Freehold
- Council Tax Band E

Guide Price £695,000

SITUATION & AMENITIES

Pill Lane is a no through lane shared with 12 other properties and is convenient for local facilities at Newport, including shops, schools, Rock Park and riverside walks. The town itself is easily accessible and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as pannier market, live theatre and District Hospital. Within walking distance are Newport Primary Academy and Park Secondary School, as well as the Tarka Trail - part of the national cycle network. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours. There are a number of clubs for golfers within the area, but most noted are the two championship links courses at Saunton and the Royal North Devon at Westward Ho! (the oldest club in the UK). Sailing is available on the coastal waters at Instow, a few miles away, on the banks of the River Torridge, also home to the North Devon Yacht Club. The glorious sandy surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the North. North Devon is also the only UK coastline identified as a 'World Surfing Reserve'. Exeter the county town and Cathedral city - with its international airport - is just over 40 miles from Barnstaple and a regular local train operates between the two.

DESCRIPTION

A contemporary detached residence that has been meticulously reimagined through a comprehensive renovation programme, now offering an exceptional modern home within one of Barnstaple's most desirable addresses. The property delivers spacious, light filled accommodation, uninterrupted far reaching views, and a superb balance of private outdoor space with multiple balconies that create seamless indoor-outdoor living. There is ample on site parking, together with the valuable advantage of existing planning consent for a two-storey detached garage, providing future flexibility for a buyer seeking additional storage, a workshop, studio, office or ancillary space.



ACCOMMODATION

An inviting entrance porch with tiled flooring provides space for coats and boots, leading into a bright entrance hall with solid wood period flooring, a galleried landing, and a corner window and door opening to the garden with open views across adjoining fields. The area is exceptionally light, with natural daylight flooding the hallway. A WVC serves this level. The living room continues the same quality flooring and features French doors to the garden and patio, together with a large open fireplace housing a woodburner. Adjoining this space is a double bedroom with its own wet room ensuite, finished with tiled and microcement flooring. The hub of the home is the superb lounge/kitchen/diner, arranged in a semi open plan layout with microcement flooring throughout, a central woodburner, and corner bi fold doors opening to the patio, an outstanding space for everyday living and entertaining. The kitchen includes a breakfast bar and a range of modern units with Bosch built in double oven, quartz worktops, dishwasher, fridge, and an electric hob with extractor. Beyond is a highly practical and spacious utility/shower room, fitted with built in units, space for white goods, an inset sink, and a double shower, ideal after muddy dog walks or returning from a morning surf. Access to the garden and to the front.

An oak staircase with glass balustrade rises to the first floor. The landing provides access to a double bedroom with bi fold doors opening to a balcony with composite decking and glass balustrade, plus a built in cupboard. A second double bedroom sits opposite. The principal bedroom enjoys a dual aspect with attractive views and includes an en suite shower room finished with microcement flooring, WC, basin, and a walk in double shower. A stylish family bathroom completes the accommodation, offering microcement flooring, a vanity unit with basin, WC, walk in shower, and a freestanding bath.

OUTSIDE

An undercover log store sits to the front, alongside a patio area and a sweeping driveway providing extensive parking for multiple vehicles, including space suitable for a motorhome, boat etc. The property also benefits from approved planning consent for a detached double garage with room above which could suit home gym, studio, office etc - with services already in situ.

To the rear, a large South-facing terrace wraps around the house, creating an excellent space for entertaining and outdoor dining, leading down to a lawned garden. The setting is private, with a pleasant open outlook, offering an ideal environment for relaxed outdoor living.

SERVICES

All mains connected. Gas central heating.

AGENT'S NOTE

Please note that planning permission has been granted for a detached dwelling situated adjacent to the property, which is available by separate negotiation. Access to this plot is taken via Pill Lane, with no reliance on or passage over any land belonging to Meadow Green.

There is also potential for additional land positioned in front of Meadow Green, enhancing outlook and long term control for a future purchaser.

For further details on either proposal, please contact the selling agent.



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		
(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		

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Approximate Area = 2411 sq ft / 223.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1513473