



Directions

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Call 01271 327878
or email barnstaple@phillipsland.com

4 Bed House - Detached

3 Mere Close, Barnstaple, EX31 3HS

Offers In Excess Of

£500,000

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Overview

Situated within easy striking distance of Barnstaple Town Centre, yet nestled in the peaceful Devon countryside are these Brand New 4 bedroom homes built by a reputable and quality developer who has finished them to an exacting standard.

The 3 homes are situated on generous plots on this rare and select cul-de-sac. Offering four spacious bedrooms and three beautifully appointed bathrooms, it provides generous proportions throughout. Underfloor heating runs across both floors, with individual room controls for year-round comfort, while Cat 6 cabling ensures high-speed connectivity and future-ready smart home capability. A large driveway and integrated garage offer ample parking and storage, complementing the home's modern, energy-efficient design and high-end finishes.

The ground floor has been arranged with flexibility in mind, ideal for families or guests. Two generous double bedrooms overlook the landscaped garden and surrounding countryside, while a sleek Jack and Jill bathroom features both a bath and a walk-in shower. A dedicated home office or creative studio offers the perfect space for remote working, and a practical utility room provides direct access to the garden. Internal access to the garage adds to the convenience and flow of everyday living.

A beautifully crafted wooden staircase leads to the upper floor — the true heart of the home. Here, a bright open-plan living space brings together the kitchen, dining, and lounge areas in perfect harmony. The fully fitted kitchen includes integrated appliances, sleek cabinetry, and a feature island ideal for entertaining. Expansive windows flood the room with natural light and frame stunning countryside views. This level also includes a stylish guest cloakroom, a versatile second bedroom that could serve as a snug or additional lounge, and a luxurious master suite complete with an elegant ensuite shower room finished in contemporary tones.

Outside

Outside, a newly landscaped garden with a level lawn offers the perfect space for relaxation, family gatherings, or summer barbecues. Whether enjoying peaceful mornings or evening sunsets, the outdoor area provides an effortless connection to the surrounding countryside.

This outstanding home combines the charm of rural living with all the comforts of contemporary design. Spacious, energy-efficient, and finished to the highest standards, it offers a rare opportunity to enjoy modern countryside living just minutes from Barnstaple's town centre. Perfect for families, professionals, or anyone seeking a stylish retreat in an idyllic setting, this is a property that truly stands out.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

