



14, Kestrel Way







# 14, Kestrel Way

Barnstaple, Devon, EX32 8QN

Within walking distance of a school, park & local amenities. Barnstaple town centre - 1.5 miles

A beautifully presented extended 4 Bedroom Detached House with a 1 Bedroom Annexe, located in a highly convenient & sought-after area

- Sought-after location
- Extended & spacious accommodation
- 1 Bedroom Annexe
- Secluded Garden
- Council Tax Band E
- Mature residential area
- 4 Bedroom Detached House
- All beautifully presented
- Double Garage
- Freehold

Guide Price £565,000

## 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

Located in the popular and sought-after residential area of Westacott, the property is within striking distance of the well-regarded Orchard Vale primary school and is close to Westacott Park. There is also access to woodland walks and local amenities, with a convenience store & Post Office, fish & chip shop and hairdressers a short walk away. A regular bus service into Barnstaple town centre runs from the bottom of the road and there is a Tesco superstore a mile away.

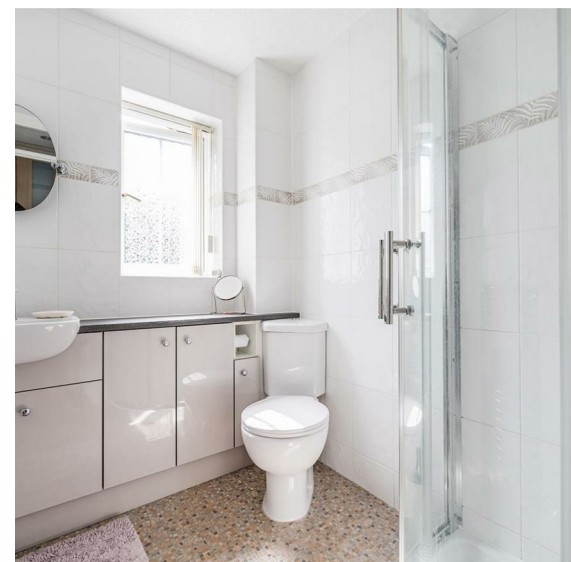
## DESCRIPTION

In a cul-de-sac of just 16 properties, 14 Kestrel Way enjoys an elevated position within its own enclave of 3 houses. Built in 1991 and occupied by the current vendors since new, 14 Kestrel Way presents elevations of painted render beneath a tiled roof, with UPVC double glazed windows and doors. The property has been thoughtfully extended and renovated over subsequent years to provide spacious living accommodation, as well as a Ground Floor Annexe. It further benefits from an attached double garage and a mature, secluded rear garden, which borders a country lane.

## ACCOMMODATION

The accommodation is light and bright, with a real feeling of space. It comprises: on the Ground Floor - Entrance Porch, Hallway, WC, understairs cupboard, further storage cupboard, Utility Room with space for white goods and plumbing for washing machine and door to Garden, Kitchen/Breakfast Room with integrated appliances and space for range-style cooker, Dining Room with French doors to Garden and Living Room - also with French doors to Garden and feature fireplace. The property was extended in 1999, with both the Living and Dining spaces increased by 8ft, with the addition of a Study, further WC and a 1 Bedroom Annexe with Ensuite Shower Room and a Kitchen/Living/Dining Room with French doors onto the Garden, all accessed via an Inner Lobby off the main Living Room.

On the First Floor is a Family Bathroom, Airing Cupboard, Master Bedroom Suite with Dressing Area and Shower Room, and 3 further bedrooms - one with a feature bay window.





## OUTSIDE

To the front of the property is a sweeping driveway which provides parking for 3-4 vehicles. There is a small area of lawn and a raised brick border with mature plants.

To the rear is a secluded garden, bordered by mature natural hedging with a patio area, raised lawn area with ornate metal railings and an upper decked area with a trailing clematis and a wildflower garden. The attached double garage can be access via a side pedestrian door. There is an outside tap and outside lighting.

## SERVICES

All mains services connected. Gas central heating.

## DIRECTIONS

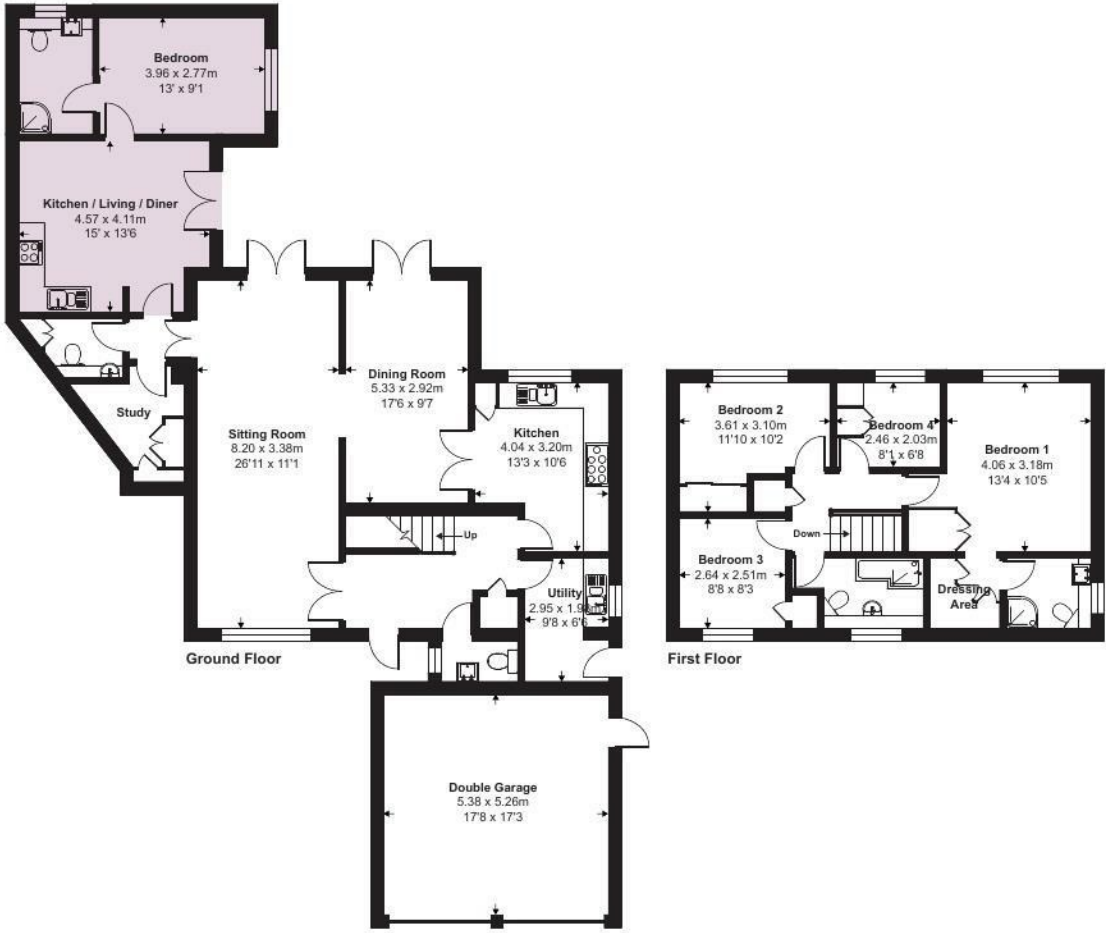
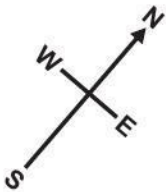
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## SPECIAL NOTE

In accordance with the 1979 Estate Agents Act, Section 21, a declaration is made that the vendors are related to an employee of Stags Estate Agents.



Approximate Area = 1984 sq ft / 184.3 sq m  
Garage = 306 sq ft / 28.4 sq m  
Total = 2290 sq ft / 212.7 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). © n1checom 2025. Produced for Stags. REF: 1342845



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                             | 73      | 77        |
| EU Directive 2002/91/EC                     |         |           |



