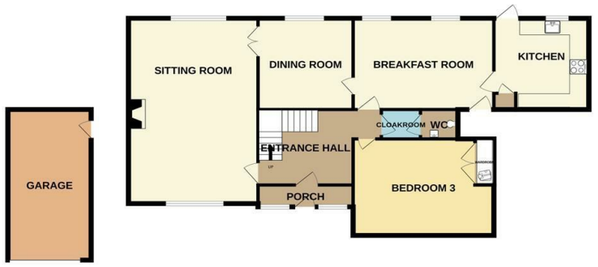
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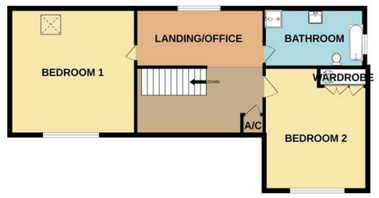
BUY • SELL • LET

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GROUND FLOOR



1ST FLOOR



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Directions

From Barnstaple continue up Old Sticklepath Hill and at the roundabout proceed across passing the shops on the right hand side. After a short distance there is a turning on the left with a walled entrance, Kimberley can be found up a driveway with name plate on the wall.

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PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN







3 Bed House - Detached

Kimberley Bickington Road, Sticklepath, Barnstaple, Devon, EX31 2HR

Asking Price

£450,000

- Large chalet bungalow
- Detached garage, off road parking and solar panels
- No ongoing chain
- Scope for updating throughout
- Excellent location & position
- Lovely, private gardens





Overview

Kimberley offers close to 2,000 sq ft over two floors, on a generous plot in the sought after Sticklepath area. Gardens wrap around the house, there's a detached garage and parking, and the upper floor enjoys views across neighbouring rooftops to the countryside beyond. The house needs some updating throughout, giving a new owner the chance to shape a home with superb space and a setting that would be hard to find elsewhere.

As you step through the porch into the entrance hall, an open tread timber staircase rises to the first floor and a glazed timber door lets in light from the front. Off the hall there's a cloakroom for coats and boots, along with a separate WC. The sitting room runs the full depth of the house, with windows front and rear and a fireplace set into the side wall. It's a room with real scale, easily taking large sofas with space to spare. Double doors open to the dining room, which leads on to the breakfast room, so the ground floor flows naturally when the family is all home or friends are over for supper. At the heart of the home, the breakfast room and kitchen sit side by side along the back of the house with the kitchen having a door straight out to the rear terrace. Also on the ground floor is bedroom three, a good sized double with a built in wardrobe, ideal for visiting family or as a study.

Moving upstairs, the staircase arrives in a large central space currently used as an office, with storage and an airing cupboard, equally suited to a snug or homework area. Bedroom one is a generous double with a window and skylight bringing in plenty of light. Bedroom two is also a double, with a built in wardrobe. The bathroom has been fitted with a bath and separate walk in shower.

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





Outside

Outside is where Kimberley comes into its own. The front garden is planted with established shrubs, with stepping stone paths leading to the house. To the rear and side, wide paved terraces sit right against the house, ready for al fresco dining. Beyond, the lawn rises in gentle tiers held by stone walls, with a pergola, mature trees and hedging for privacy, and an ornamental pond with stone pillars tucked into one corner. The detached garage measures 5.60 x 2.9m and there's off road parking alongside. Solar panels on the roof help with running costs.

Sticklepath sits on the west side of the River Taw, a short walk from the Long Bridge and Barnstaple town centre, with its shops, cafés and Pannier Market. The Tarka Trail is close by for walks and bike rides along the estuary towards Instow and Bideford, Roundswell's shops and the A39 and A361 links are a few minutes away, and Saunton and Croyde are an easy drive for a weekend surf or a dog walk on the sand.

Room list:

Porch

Entrance Hall
3.30 x 2.80 (10'9" x 9'2")

Sitting Room
6.90 x 4.53 (22'7" x 14'10")

Dining Room
3.40 x 3.30 (11'1" x 10'9")

Breakfast Room
4.90 x 3.40 (16'0" x 11'1")

Kitchen
3.40 x 3.30 (11'1" x 10'9")

Bedroom 3
4.90 x 3.60 (16'0" x 11'9")

WC

Office/Landing

Bedroom 1
4.50 x 4.50 (14'9" x 14'9")

Bedroom 2
4.40 x 3.70 (14'5" x 12'1")

Bathroom
3.60 x 2.10 (11'9" x 6'10")

Garage
5.60 x 2.90 (18'4" x 9'6")

