



Viewfields





# Viewfields

Bickington Road, Barnstaple, Devon, EX31 2HB

Local shops, supermarkets and bus services within walking distance.

A mature individual detached residence set in a 0.4 acre well tended, secluded level garden, in convenient & sought after edge of town location

- Spacious Hall, Shower/cloakroom
- Through Lounge, Dining Room
- Conservatory, Study/Bedroom 5
- Kitchen/Breakfast Room with Aga
- Utility Room, Gas C.H., Double glazed.
- Landing, 4 Bedrooms, Bathroom
- Double Garage, Ample Parking
- 0.4 Acre mature, secluded garden
- Potential Building Plot to front.
- Freehold. Council Tax Band F

## Guide Price £675,000

### SITUATION AND AMENITIES

Viewfields sits in a line of prestigious properties, set back from the road in the sought after Sticklepath area on the outskirts of Barnstaple. Close by are bus services, a primary school and within a healthy walking distance, Roundswell Retail Park which includes three supermarkets. The property is also convenient for the Tarka Trail linking Braunton to Meeth forming part of Devon's coast to coast cycling and walking route. Barnstaple is located on the banks of the rivers Taw and Yeo and as North Devon's regional centre, houses the areas main business, commercial, leisure and shopping venues as well as live theatre and district hospital. The coast is easily accessible at the popular estuary village of Instow, Appledore and Westward Ho!. Further afield, Croyde and Woolacombe are about half an hour by car as is Saunton (and its championship golf course) Exmoor National Park is a similar distance. The North Devon Link Road is close by and runs through to Junction 27 of the M5 Motorway in about 45 minutes, and where Tiverton Parkway offers a fast service of trains to London, Paddington in just over two hours. There are a good range of state and private schools in the area including West Buckland School. The nearest international airports are at Exeter and Bristol.

### DESCRIPTION

Understood to date from 1968 but extended in 1993, the property presents elevations of brick, part painted rendered and partly relieved in stone with double glazed windows beneath a tiled roof. The accommodation is bright and spacious and arranged over two storeys. The house is complimented by well tended, secluded gardens which amount to approximately 0.4 of an acre and are south facing to the rear. The gardens include an enclosed former track to the right hand side of the property. We are advised that there may be a potential building plot within the front garden, subject to planning permission.





**GROUND FLOOR**

Half glazed door to SPACIOUS ENTRANCE HALL coats pegs. SHOWER/CLOAKROOM with tiled shower cubicle, pedestal wash basin, low level WC, through LIVING ROOM featuring open fireplace and brick surround, tiled hearth, picture window overlooking the front garden, open arch to DINING ROOM with wood block flooring, multi paned glazed door to kitchen. CONSERVATORY with tiled flooring, bi-fold double glazed doors opening on to the delightful rear garden and bringing the outside in. KITCHEN/BREAFAST ROOM fitted with an extensive range of units in a cream theme incorporating marble effect work surfaces, double bowl sink unit, fireplace feature housing gas fired Aga for cooking only, appliances include integrated fridge/freezer, Neff electric oven, Neff ceramic hob, extractor hood The units incorporate a wine rack with matching wall mounted cupboards, a picture window overlooks the rear garden and tiled flooring runs through to UTILITY ROOM with single drainer enamel sink unit, adjoining work surface, wall cupboard, Worcester wall mounted gas fired boiler for central heating and domestic hot water, coats pegs, shelving, plumbing for washing machine and dishwasher, half glazed door to COVERED WAY. STUDY/BEDROOM 5 picture window to front, fitted shelving, as this room adjoins the shower room it would be suitable as a ground floor bedroom for those who cannot manage the stairs of for future proofing.

**FIRST FLOOR**

SPACIOUS GALLERIED LANDING linen cupboard, trap to loft via retractable aluminium ladder with light and insulated. BEDROOM 1 to front with fitted wardrobes to one wall, matching bedside cabinets and dressing table. BEDROOM 2 to rear, with wash hand basin, vanity surround, double wardrobe, BEDROOM 3 to front, double wardrobe. BEDROOM 4 to rear double wardrobe. FAMILY BATH/SHOWER ROOM with panelled bath, tiled surround, tiled shower cubicle, low level WC, pedestal wash basin, part tiled walls, airing cupboard.

**OUTSIDE**

Attached DOUBLE GARAGE with electric roller door, shelving, pedestrian door to garden. The garage could potentially be converted into additional accommodation, subject to planning permission. To the front the property is approached via a 5 bar gate on brick pillars over a driveway which provides ample parking and turning space. To the right of this there is a sweeping lawn which is hedge enclosed. There are many mature specimens including Pampas, Cherry Tree, Silver Birch etc. there is a small TERRACE adjacent to the property and a side pedestrian gate to the left of the house leading to the SOUTH FACING REAR GARDEN with an EXTENSIVE TERRACE which wraps around two sides of the house. Beyond is a SWEEPING, WELL TENDED LAWN an ORNAMENTAL FISH POND with waterfall and well stocked border including Azaleas, there is a SECONDARY SEMI-CIRCULAR TERRACE in order to follow the sun around during the day. A RUSTIC PERGOLA is clad in Honeysuckle, and other trailing plants, this screens a PAIR OF FORMER STABLES now utilised as garden stores with power connected. Beyond is a FENCED STORAGE AREA, once again the rear garden is planted with a number of specimen trees and shrubs including Camelia, Cherry, Palm etc, it is bounded by high mature hedges including a fine Beech hedge. There is a whirligig fixed washing line and around the other side the house, a POTTING SHED/LOG STORE. There is then the enclosed track as previously mentioned. The garden has been a labour of love for the current owners who have resided happily at the property for many decades and are now looking to downsize locally.

**SERVICES**

All mains services, gas fired central heating, gas fired Aga for cooking only. Security alarm fitted.

**DIRECTIONS**

From Barnstaple proceed over the long bridge and up Sticklepath Hill. Continue through the Sticklepath shopping area and on for a further half a mile or so, where the property will be found on the left hand side before Cedars roundabout and virtually opposite the playing field to the primary school diagonally opposite.





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>	59	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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