

2, Sticklepath Court

STAGS

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Tawstock, Barnstaple, EX31 3HN

Within a healthy walk of Barnstaple town centre, the Tarka Trail & open countryside

A charming semi-detached period barn conversion with large, secluded garden, in an attractive, mature former farmyard development on the periphery of Barnstaple

- Hall, Cloakroom, 2 Reception Rooms
- Bedroom 1 with Shower & Dressing Area
- Second Kitchen/Utility Room
- Large, well tended gardens
- Council Tax Band D
- Kitchen/Dining Room, Conservatory
- Bedroom 2, Bedroom 3/Study, Bathroom
- Double Garage & parking
- Many character features
- Freehold

Offers In Excess Of £405,000

SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds, being situated on the semi-rural outskirts of Barnstaple, within walking distance of open countryside, a healthy walking distance of the town centre, railway station, schools etc. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. From Barnstaple the North Devon Link Road (A361) leads on in about 45 minutes to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Less than half an hour by car are North Devon's famous coastal resorts at Croyde Bay, Putsborough, Saunton Sands (also with Championship Golf Course), Woolacombe and in the opposite direction Instow and Westward Ho! The area is well served by excellent state and private schools, including West Buckland school, Kingsley at Bideford and Blundell's at Tiverton. The local state college is within walking distance. Sticklepath Court comes under the Tawstock postcode, which is a small, pretty village with a collection of period properties and thatched primary school. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This quirky, unusual semi-detached barn conversion presents elevations of stone beneath a slate roof. We understand that Sticklepath Court generally was converted from a courtyard of former farm buildings about 40 years ago. No.2 offers deceptively generous and versatile accommodation, arranged over two storeys. This includes: on the Ground Floor – Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, and on the First Floor – Landing, Main Bedroom with shower cubicle, dressing area, 2nd Bedroom, Office/Bedroom 3, 2nd Sitting Room, Conservatory and Bathroom. Externally, there is a double garage en-bloc, additional parking, former stable converted to outside Kitchen/Utility Room and well-established and secluded gardens. This is certainly a property which needs to be viewed internally to be fully appreciated.







ACCOMMODATION

GROUND FLOOR

Stable door to ENTRANCE HALL cupboard understairs housing security alarm. CLOAKROOM low level wc, wash hand basin, extractor fan, mirror-fronted medicine cabinet. SITTING ROOM character fireplace with Bressumer beam, fitted wood burner, exposed beams, one wall is timber-clad. KITCHEN/BREAKFAST ROOM in a cottage style, with excellent range of units finished in cream with rolled edge granite-effect work surfaces over, 1 ½ bowl moulded sink, plumbing for dishwasher, Worcester wall-mounted gas-fired boiler for central heating and domestic hot water, matching range of wall cupboards incorporating wine rack, space for fridge, room for table and chairs, herringbone tiled floor, beamed ceiling. Staircase from HALL to LANDING.

FIRST FLOOR

AIRING CUPBOARD with pre-lagged cylinder, retractable aluminium ladder to LOFT SPACE providing storage. 2nd SITTING ROOM with exposed beams. CONSERVATORY on two levels – the 1st with stone flooring and the 2nd with timber flooring, French doors to GARDEN, exposed stone wall. STUDY/BEDROOM 3 double wardrobe, fitted shelved cupboard, corner shelving, exposed stone wall. BEDROOM 1 exposed beams, range of fitted wardrobes to one wall – one concealing shower cubicle. DRESSING AREA with fitted book shelves and exposed beam. BEDROOM 2 double wardrobe, exposed beams. BATHROOM 'P' shaped panelled bath, Mira electric shower above, shower screen, pedestal wash basin, low level wc, strip light/shaver point, exposed beam, mirror-fronted medicine cabinet.

OUTSIDE

To the front the property is approached over a central pathway, flanked by well-tended lawns. A well-established Virginia creeper is trained over the front elevation, and there is a canopy porch above the front door. To the right of the dwelling is a pair of wooden gates (we understand that a neighbour also enjoys right of way through these gates, but the gates and the drive are owned by No.2). To the left of this is a private TERRACE and this leads to a former stable block, where there is an attached secondary KITCHEN/UTILITY ROOM with excellent range of wooden kitchen units with rolled edge work surfaces, matching wall cupboards, tiled flooring, exposed beams, plumbing for washing machine, space for tumble dryer. To the right of the aforementioned terrace is a STORE for wheelie bins, and to the left of the secondary kitchen is an enclosed area – currently utilised for storing logs. A gateway then leads to the rear of the property where there is a TERRACE and steps leading up to the main GARDEN AREA, laid to sweeping lawns and bounded by well-established borders. There is a timber GARDEN SHED, GREENHOUSE, a separately fenced-off KITCHEN GARDEN and a mature horse chestnut tree, which provides shade. The whole is fence and hedge enclosed, providing a good deal of seclusion and privacy. Directly opposite the cottage at the front is a GARAGE BLOCK. No.2 has a DOUBLE GARAGE with power and light connected, and shelving. There is parking for two vehicles in front of it.

SERVICES

All mains services are connected. Gas central heating.

DIRECTIONS

From Barnstaple Square proceed across the old bridge. At the roundabout continue right, following the road up New Sticklepath Hill (with Asda on your right). At the Stones roundabout continue straight across. Within a short distance turn left immediately after the traffic lights signed Lake. Follow this road to the mini roundabout and bear right. Continue up the hill towards Tawstock and Lake and the entrance to Sticklepath Court can be found on the right-hand side. No.2 is the 2nd in on the left, with parking in front of its garaging on the right.

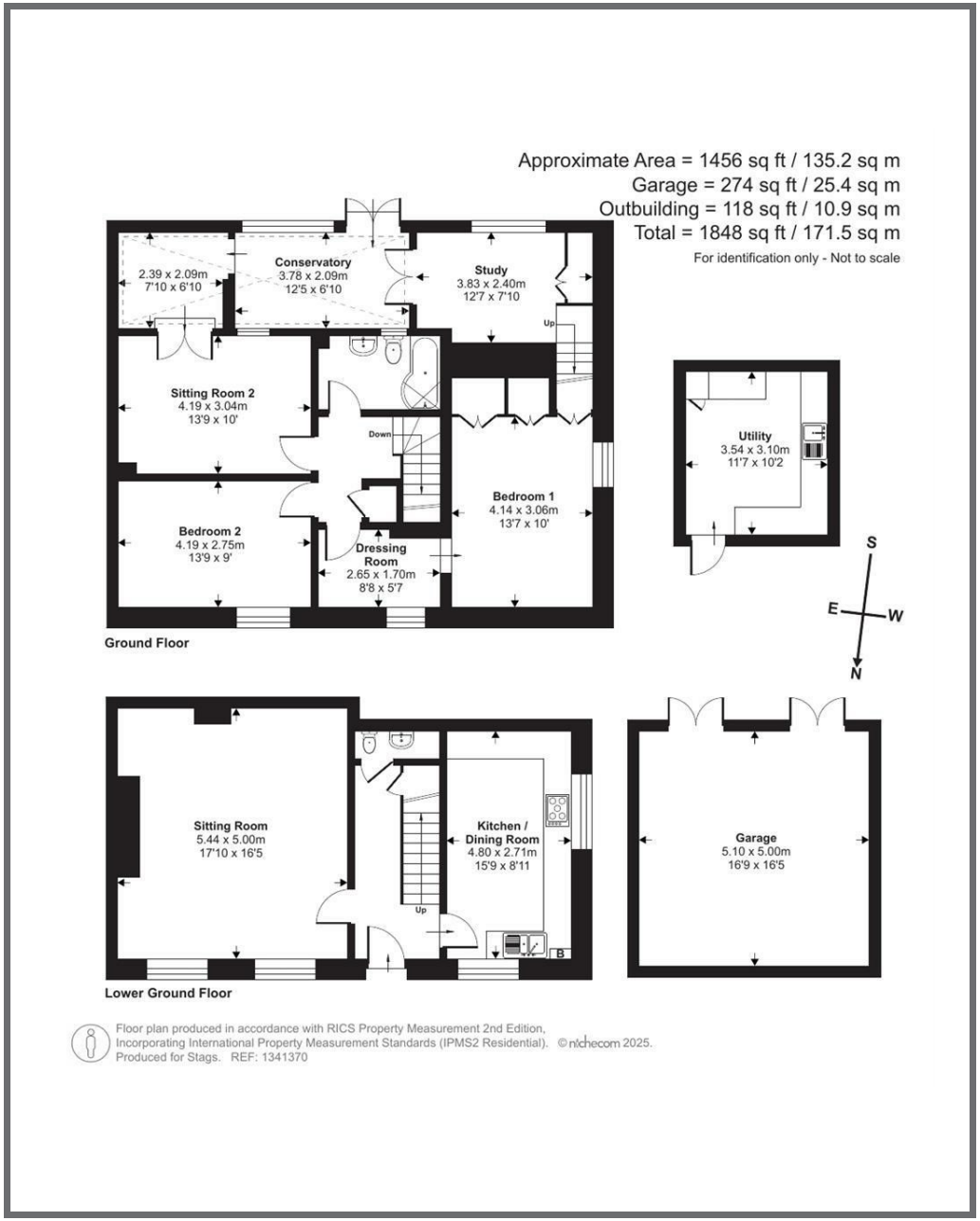


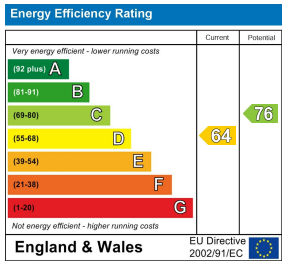




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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833