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**Bespoke & Immaculately Presented Family**

**Fircombe**, 45A Northfield Lane, Barnstaple, EX31 1QE

Guide Price

**£600,000**

- Immaculately Presented Throughout
- Large Driveway and Garage
- Abundance of Modern Features
- Popular Residential Location
- Open Plan Living Space
- Underfloor Heating
- Master Suite Bedroom
- Beautifully Landscaped Garden
- Outdoor Bar Area

**Directions**

Head out of Barnstaple in the direction of Pilton, proceed along Pilton Causeway, and follow the road towards the hospital. Upon reaching the hospital roundabout, take the first exit onto Westaway Plain and continue along until you come to the right hand turn into Northfield Lane. Follow along and 45A will be situated on your right hand side with a gated entrance.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

- Entrance Hall**
- Living Room**  
4.06m x 4.32m (13'3" x 14'2")
- Open Plan Kitchen Diner**  
5.45m x 6.52m (17'10" x 21'4")
- Utility Room**  
2.06m x 2.98m (6'9" x 9'9")
- Salon**  
3.19m x 1.51m (10'5" x 4'11")
- Downstairs WC**  
1.62m x 1.11m (5'3" x 3'7")
- Downstairs Storage**
- Landing**
- Master Bedroom**  
4.48m x 3.94m (14'8" x 12'11")
- Dressing Room**  
1.76m x 1.40m (5'9" x 4'7")
- Ensuite Shower Room**  
1.73m x 2.41m (5'8" x 7'10")
- Bedroom 2**  
3.21m x 3.61m (10'6" x 11'10")
- Bedroom 3**  
3.21m x 3.16m (10'6" x 10'4")
- Bedroom 4**  
2.99m x 2.81m (9'9" x 9'2")
- Family Bathroom**  
2.36m x 3.56m (7'8" x 11'8")
- Office/Study**  
1.69m x 1.64m (5'6" x 5'4")
- Airing Cupboard**
- Outdoor Bar**  
2.13m x 4.72m (6'11" x 15'5")
- Outside Store**
- Garage**

## Overview

This individually built, ultra-modern bespoke 4-bedroom property in Pilton is a true architectural gem, combining style, privacy, and practicality. With impeccable curb appeal, the home is tucked behind an automatic gated driveway, offering both security and a grand entrance.

As you step inside, you are greeted by beautiful polished concrete floors that flow seamlessly throughout the ground floor. To your immediate right is a spacious living room, perfect for relaxation or entertainment. The rear of the property reveals an expansive open-plan kitchen diner providing a dream space for any culinary enthusiast. The kitchen island boasts an eight-ring induction hob and a breakfast bar, while the kitchen itself is equipped with top-tier integrated appliances, including a fridge freezer, wine chiller, microwave, dishwasher, and two ovens. Abundant worktop and cupboard space ensures functionality alongside modern design. Adjacent to this space is a more formal dining area, perfectly positioned by large trifold doors that open up to the garden, blending indoor and outdoor living seamlessly.

A separate utility room offers additional functionality with a sink area and fittings for both a washing machine and tumble dryer. Completing the ground floor is a pristine WC and a versatile room currently set up as a hair salon, but easily adaptable for other uses.

Upstairs, a light-filled stairwell, enhanced by a Velux window, leads to the luxurious master suite. This spacious double bedroom comes complete with a walk-in wardrobe and a modern en suite shower room, featuring a large walk-in shower, vanity sink, WC, and a heated mirror. The sleek family bathroom, serving the remaining three double bedrooms, offers a walk-in shower, deep inset bath, vanity sink, and WC. Additionally, there is a home office or gaming room, and an airing cupboard for added storage.

This showpiece home also boasts modern conveniences such as underfloor heating throughout the downstairs, with individually controlled temperatures in each room. A camera intercom system adds extra security for the front gate, making this home the perfect blend of modern luxury and functionality.

## Outside

The exterior of this remarkable property is as impressive as its interior. To the front, a spacious driveway offers ample parking, alongside a single garage with an electric door, providing both convenience and security. Access to the rear garden is available from both sides of the property, ensuring ease of movement and functionality.

As you make your way to the rear, you'll discover where this home truly shines. A beautifully landscaped garden is thoughtfully designed and separated into various distinct areas, making it perfect for entertaining or relaxing. Directly off the kitchen, a high-rise patio area overlooks the garden, providing an ideal spot for alfresco dining or enjoying your morning coffee. Steps lead down to three individual areas, including a dedicated BBQ space, a cosy fire pit, and a comfortable seating area for gathering with friends and family.

The remainder of the garden is laid with high-quality artificial grass, offering a pristine, low-maintenance space that stays green all year-round. At the bottom of the garden, a versatile outbuilding adds further value to this outdoor retreat. Currently split into two sections, one side serves as a stylish home bar and games room, perfect for entertaining, while the other side offers an outdoor storage shed for practicality.



## Services

All Mains Services Connected.

## Council Tax band

E

## EPC Rating

A

## Tenure

Freehold

## Viewings

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

