



Stamford House



Stamford House

Old Sticklepath Hill, Sticklepath, Devon, EX31 2BE

Local amenities/bus services nearby. Barnstaple Town Centre half a mile

A five bedroom detached residence with views across the town and surrounding countryside, within a short walk of the train station and amenities. Situated in a no through road. Low maintenance garden, large driveway with electric gates, garage. No Onward Chain.

- Entrance Porch and Hall
- Study
- Modern Kitchen /Diner
- 4 Bathrooms
- Driveway/Parking/Garage
- Cloakroom WC
- 28' Sitting Room
- 5 Bedrooms
- Convenient edge of town location
- DG & GFCH

SITUATION AND AMENITIES

The property is situated in a no through road within a short walk of the railway station, town centre, super market and Petroc, the North Devon College. Sticklepath offers good local shopping facilities, together with primary school and , whilst a regular bus service operates in the District to Barnstaple town centre, just over a mile. Roundswell a modern residential/business District lies just outside Barnstaple and is within close proximity offering out of town stores including Sainsburys. At Roundswell there is access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border. The Tarka Trail, popular with cyclists and walkers alike, is also easily accessible, and the favoured coastal resort of Instow with cricket ground and yacht club, as well as beach, is about 20 minutes by car.

DESCRIPTION

An impressive and sizeable detached house which we understand was built 14 years ago and presents the majority Marland brick elevations with part painted rendered sections, with double glazed windows and doors beneath a tiled roof. The accommodation is very well presented and briefly comprises on the ground floor; Entrance Porch and Hall, 28' Sitting Room, Modern fitted Kitchen with integrated appliances, opening to the Dining Room. Study and Cloakroom WC. On the first floor there are Four Bedrooms, Three with En-suites, master with dressing room and balcony, and a separate Family Bathroom. On the Second Floor there is a further fifth double bedroom. Outside there is a gated driveway with electric gates, ample parking for multiple vehicles, sun terrace and low maintenance garden, two separate storage areas and a large garage with electric door. The property also benefits from gas fired central heating and mains services.



GROUND FLOOR

ENTRANCE PORCH with sliding doors, space for shoes and coats. Door into ENTRANCE HALL with tiled floor with underfloor heating, stairs off to first floor landing with inset lighting security/telephone system, security alarm. CLOAKROOM WC with matching tiled floor, dual flush WC and matching pedestal wash basin with mixer tap, under stairs storage. STUDY with window to front elevation, views across the town and surrounding countryside, fitted carpet. Door off to SITTING ROOM. Fitted carpet, inset down lighting, contemporary flame effect fire with recess above and built in storage cupboards and display cabinets, sliding doors leading to outside. Door off hallway into KITCHEN and opening through to DINING ROOM/BREAKFAST ROOM. Modern fitted kitchen with matching wall and base units with soft close, integrated dishwasher, granite worktop, 1 ½ bowl stainless steel sink and drainer inset with mixer tap, space for American style fridge freezer and Range style cooker. Rangemaster stainless steel extractor hood above with black high gloss splashback, tiled Travertine flooring with under floor heating, sliding patio doors to rear. Door off to integral GARAGE with electric roller door, storage on walls and matching base units, wall mounted gas boiler, space for white goods.

FIRST FLOOR

LANDING matching carpets through bedrooms and landing. AIRING CUPBOARD with slated shelving and radiator, stairs off to second floor (described later). BEDROOM 1 with French doors leading out to a BALCONY overlooking the town and surrounding countryside. Storage in eaves, built in wardrobes with sliding mirror doors. DRESSING ROOM with fitted furniture, window to side and leading through to EN-SUITE with glazed sliding shower cubicle, tiled splash back, twin sinks with mirror and lights above, storage cupboards below, WC, heated towel rail. BEDROOM 2 a further double room with windows to the front elevation enjoying fine views, built in wardrobe and EN-SUITE, 3 piece white suite comprising rocker sanitary wear, dual flush close coupled WC, pedestal wash basin, walk in shower, majority tiled floor to ceiling, heated towel rail. BEDROOM 3 window to side, built in furniture, EN-SUITE 3 piece white suite comprising rocker sanitary wear, dual flush close coupled WC, pedestal wash basin, walk in shower, majority tiled floor to ceiling, heated towel rail. BEDROOM 4 windows to front. FAMILY BATHROOM opaque window to side, bath with tiled surround, WC, pedestal wash basin, shower, tiled floor to ceiling, heated towel rail.

SECOND FLOOR

Large ATTIC ROOM could be used as a good sided double room, play room, further sitting room. Storage in eaves and window to side elevation.

OUTSIDE

The property is approached via electric sliding gates with walled garden, opening on to a large driveway with ample turning and parking for multiple vehicles, space for camper, boat etc. Paved sun terrace and further low maintenance artificial lawn. The vast majority of the outside space is to the front and enjoys a good deal of sun and could be landscaped to suit and individual, but primarily is a very spacious area and a blank canvas for someone to put their own mark on it. There is useful undercover STORAGE to both sides of the property which could be utilised as workshop areas, parking for motorcycles, Bicycles, surf boards, etc. The property also benefits from outside lights, hot and cold shower, external power points and a low maintenance finish.

DIRECTIONS

From Barnstaple leave the town in the direction of the A3125 road to Bideford. Cross the stones roundabout and continue up the hill, turn left at the mini roundabout onto Old Torrington Road. Then take the first left onto Old Sticklepath Hill, proceed down the hill for approximately 500m, where the property can be found on the left hand side with a for sale board clearly visible.



These particulars are a guide only and should not be relied upon for any purpose.



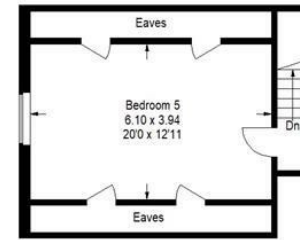
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

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Devon, EX31 1RP

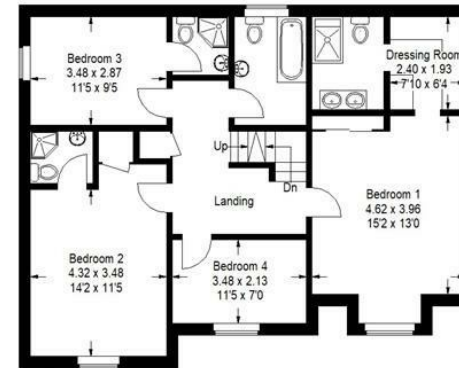
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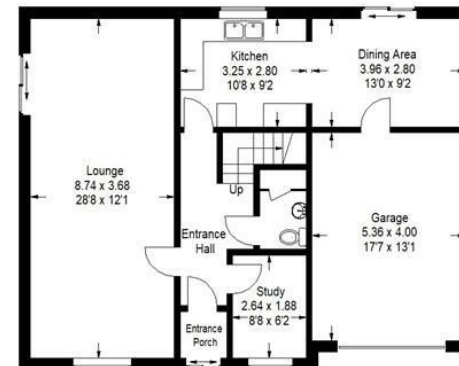
Approximate Gross Internal Area
(Including Garage / Excluding Eaves)
215.1 sq m / 2315 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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