

STAGS

Wotaview

Wotaview

Sowden Lane East, Barnstaple, EX32 8DJ

Barnstaple Town Centre within healthy walking distance.

- Hall, Utility/Cloakroom
- Sitting Room 32' x 18'8
- Superb Kitchen/Breakfast room
- Dining Room/Bedroom 4
- 3 Spacious En Suite Bedrooms
- Double Garage + Parking
- Underfloor heating, Triple glazed
- Courtyard/Terrace/ Gardens

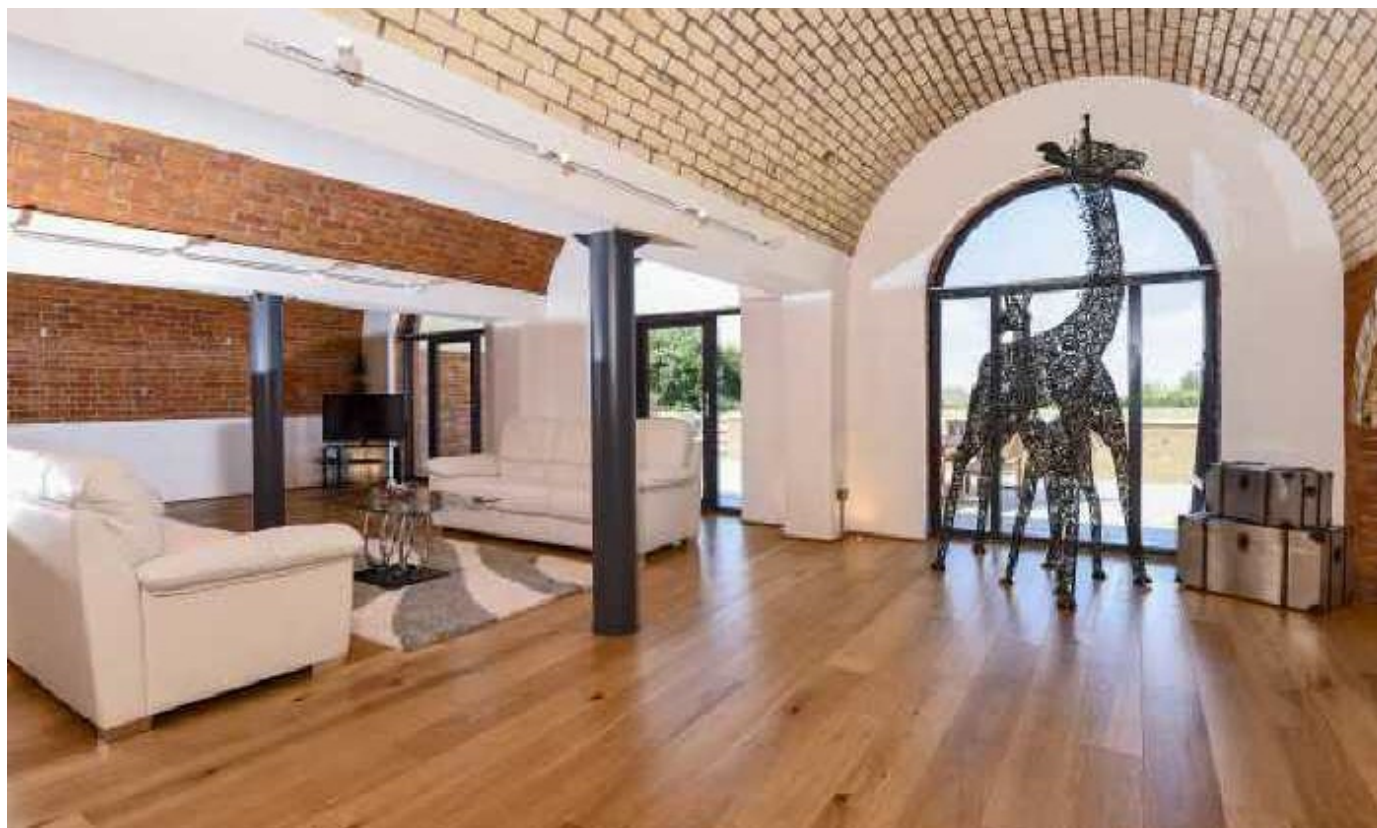
Offers in excess of £800,000

SITUATION AND AMENITIES

Not only does this property have a 'Grand Design Wow Factor' but the views are simply breathtaking, almost 270 degrees and stretch from Portmore across Barnstaple, the Estuary, Braunton Burrows to Hartland Point, Lundy in the far distance and back towards Raleigh, beyond the Hospital. The property is well detached, sharing the access drive with the new Reservoir next door and it otherwise adjoins open countryside. As the Regional Centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road (A361) which links, in about 45 minutes, to Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over 2 hours. North Devon's famous sandy beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within 20 minutes/half an hour by car, as is Exmoor National Park and the Cornish Border.

DESCRIPTION

If you are searching for an individual home, something a bit different, then look no further. 'Wotaview' is a total one off in every respect. The structure was originally constructed during the Victorian Period as a subterranean Water Reservoir. It is incredible that such a fine building was filled with water but this has, in effect, preserved the brick fabric as if it were new. The property is still largely subterranean and presents elevations of both brick and cream Marland brick, partly rendered with triple glazed apertures, beneath a grass roof. There is an arched theme throughout with the arched windows and doors giving way to high brick barrelled ceilings within. The conversion has been imaginatively and sympathetically undertaken, cleverly combining quality and stylish 21st century refinements which sit well within the original shell. In effect this is a new home with its period exterior and there is also an emphasis on Eco Friendly features. One first arrives at the Mediterranean style brick court yard, bounded by arched colonnades on three sides. The accommodation, which apparently covers over 3,300 square feet (including the garaging), is exceptionally well presented. There are engineered oak floors throughout with underfloor heating and the oak theme continues with all the internal doors. The accommodation is versatile, for example the dining room could be utilised as a fourth bedroom and the third bedroom suite has been arranged so that it can be a self contained annexe if required. There are contemporary fittings in the kitchen and bathrooms, as well as the utility/cloakroom and the property has generally been created to a bespoke specification. Externally, the gardens have been landscaped with ease of maintenance in mind. The front courtyard is in brick, there is an extensive sheltered terrace to the rear, accessed, from the main reception area as well as the two principal bedrooms. Otherwise the grounds are laid



A masterpiece of Victorian engineering, now a fabulous and unique residence enjoying fantastic 270 degree views.





to grass overlooked by a summerhouse which boasts one of the finest views in Barnstaple.

This is a very special property which simply has to be viewed to be fully appreciated.

ACCOMMODATION

Triple glazed front door with matching side panels to RECEPTION HALL twin arched shelved recesses. UTILITY/CLOAKROOM low level WC, corner wash hand basin, plumbing for washing machine, tiled floor. From the reception hall an open archway leads through to the STUNNING SITTING ROOM there are three arches, each with central door and glazed side panels leading to the terrace. Triple arched brick barrelled ceiling, triple brick arched recesses to one wall, two shelved. Open archway to KITCHEN/BREAKFAST ROOM once again with high barrelled brick ceiling. The units are in a contemporary slate grey with marble effect work surfaces all to a bespoke design. Appliances include AEG induction hob with extractor hood over, Neve integral dishwasher and fridge and freezer, wine cooler, AEG double oven, 1 ½ bowl stainless steel sink unit. DINING ROOM OR STUDY OR BEDROOM 4 once again with arched barrelled brick ceiling, two shelved arched recesses, up lighters within the oak flooring. BEDROOM 2 once again with high brick barrelled ceiling, triple arches to one wall, archway and door to terrace, further ornamental arches. EN-SUITE with acrylic tub bath, freestanding tap and hand held shower attachment, low level WC, wash hand basin with infinity illuminated mirror above, shower cubicle, tiled floor, movement sensor to activate hot water, two arched recesses, one shelved. INNER HALLWAY double built in storage cupboard. BEDROOM 1 similar to bedroom 2 also, with door to the terrace. EN-SUITE with his and her basins on vanity cupboards with cupboards over. Mirror fronted medicine cabinets and matching storage units either side. Electric towel rail/radiator, similar water sensor to the other en-suite, shower cubicle, tiled floor.

The link' takes one through to the ANNEXE AREA and this could be utilised as a study or has provision for KITCHEN extractor fan, oak double doors either end, three low arched windows overlooking the courtyard. L-SHAPED BEDROOM 3/STUDIO/BED SITTING ROOM glazed door within archway to courtyard, exposed steel column, ventilator. EN-SUITE with Whirlpool corner bath, coloured lights, mixer tap, hand held shower attachment, low level WC, wash hand basin, illuminated wall mirror, vanity cupboard, corner shower cubicle, tiled floor, arched brick ceiling.

OUTSIDE

From the access drive a gravelled spur driveway leads in to the Mediterranean style brick courtyard where there are six heat/movement sensor lights, security camera, two double plugs and water tap. The TWO GARAGES each have electric roller doors and brick floors, one has a STORE ROOM off, within the third section is a WORKSHOP as well as the working s of the Ground Source Heating System with pump and water tank, there is also a work bench, power and light connected and open archways connecting with the garaging. The garaging may offer potential for conversion to additional accommodation subject to the purchasers requirements and planning permission. On the other side of the main structure is an extensive PAVED TERRACE bounded by galvanised railings on both sides and above. There are 4 double external sockets, space for a hot tub, external tap, lights on sensors. The original planning permission allowed for an external water feature which could be created. The remainder of the gardens (about 0.6 of an acre in total) are laid to grass for ease of maintenance and at the top of the property there is a TIMBER SUMMERHOUSE with power and light connected, as well as a water tap nearby.

SERVICES

Mains electricity and water, private drainage, heating is underfloor by a ground source system which apparently produces an annual return in addition.

METHOD OF SALE

Wotaview is being sold by informal tender/sealed bids. The target date is Friday 7th September 2018. Tender forms are available from the selling agents, these should be submitted to the Barnstaple Offices of Stags, no later than Noon on the target date in a sealed envelope clearly marked 'Tender for Wotaview'. The outcome will be communicated to all bidders as quickly as possible thereafter. The vendors reserve the right not to accept the highest or any offer. The vendors also reserve the right to consider any proposals prior to the target date.

DIRECTIONS

Leaving Barnstaple on the Goodleigh Road, ignore the first turning on the right but take the second after about 300 yards, into Walton Way. Follow Walton Way, passing Brahm's Way on your left and take the next turning left in to Hawley Manor and immediately left in to Sowden





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



Stags

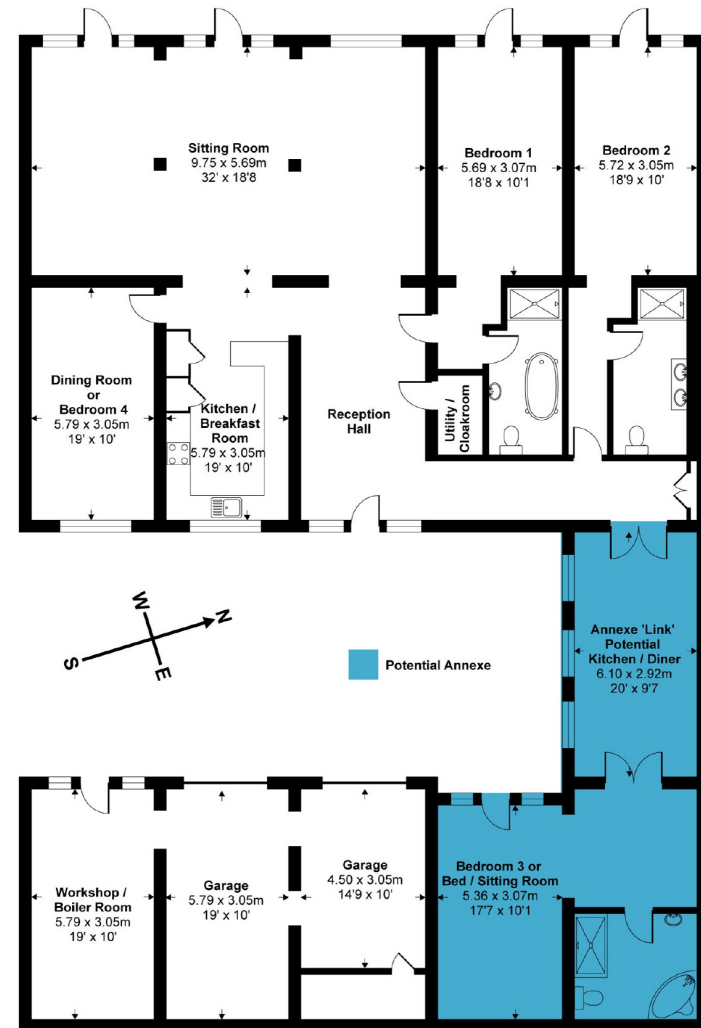
30 Boutport Street, Barnstaple, Devon,
EX31 1RP

Tel: 01271 322833

barnstaple@stags.co.uk

Energy Efficiency Rating		Current	Potential
100-91 (A) A <small>Very energy efficient - lower running costs</small>			
90-81 (B) B			
74-65 (C) C			
65-55 (D) D			
55-48 (E) E			
47-38 (F) F			
39-35 (G) G <small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
309 Sq Metres 3327 Sq Ft (Includes Garage / Workshop / Boiler Room)



Ground Floor

Copyright nichecom.co.uk 2018 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale