

ANNEXE BEDROOM 2 12'4 X 11'6 (3.76M X 3.51M)

This room has been used as an additional Sitting Room and has a large picture window with lovely views down through the Valley. Feature fireplace, double glazed window, radiator, exposed beams. Fitted wardrobe and storage cupboards with concealed foldaway bed.

OUTSIDE

Immediately in front of the property is a walled shrub garden with a stone-paved path leading to the main entrance. At the far side of the property a private shared driveway leads around the garden to the rear, where there is extensive private forecourt parking for 4/5 vehicles. Access to

DETACHED GARAGE 21' X 10'3 (6.40M X 3.12M)

Adjacent

WORKSHOP 17' X 5'4 (5.18M X 1.63M)

With light and power connected

The stunning rear gardens are a particular feature of this property and must be viewed to be fully appreciated. They have been beautifully kept and are secluded, enjoying a high level of privacy. They incorporate some level lawns with attractive paving, featuring a circular patio, wonderfully stocked beds and a range of shrubs, trees and bushes. There is also a large Summer House/Workshop and Shed, with a further patio, fruit trees and a water feature.

COUNCIL TAX BAND; Main House - D; Annexe - A

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



CHEQUERS

INDEPENDENT ESTATE AGENTS


Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£350,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			57
(55-68) D			
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND D



CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 E: enquiries@chequershomes.co.uk
W: chequershomes.co.uk

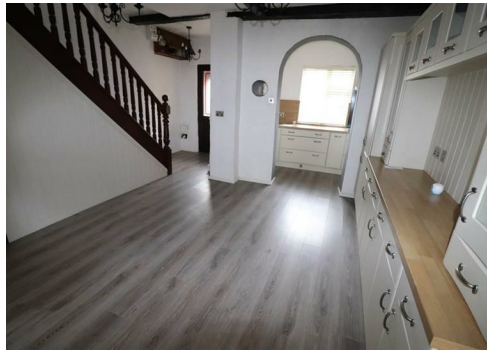
Try our
Smart
Move
Home
Finder
online



ENDSWELL HOUSE, RALEIGH ROAD, PILTON,
BARNSTAPLE, DEVON, EX31 4HY

An extended 3 doubled Bedroommed detached Cottage with a 2 Bedroom Annexe, enjoying a splendid semi-rural location on the edge of Barnstaple and offered complete with beautifully arranged gardens with Summer House, 21ft Garage & Workshop and extensive driveway parking.

- A distinctive Detached dual Family home
- 3 double Bedrooms with 2 double Bedroomed Annexe
- Extended main house with a large Lounge with feature fireplace
- Separate Sitting Room & 19ft Sun Lounge extension
- 15ft Galley-Style Kitchen with open-plan Dining Room
- Delightful gardens enjoying a high level of privacy & seclusion
- 21ft Garage/Workshop & extensive driveway parking
- Appealing leafy-lane location
- Close to Pilton with its historic Village Street & park
- Close to well-regarded Schools



A distinctive character house providing spacious and extended 3 Bedroom accommodation, together with a 2 Bedroom Annexe, fabulous gardens, garaging and ample parking.

This beautifully maintained character property has spacious and well presented accommodation, whilst the 2 Bedroom attached Cottage is a fantastic versatile addition which could be used as a Granny Annexe or let out to provide income.

The private and secluded walled gardens are an absolute delight, with the property also having excellent garage and parking facilities, together with some useful outbuildings.

All in all this property offers a good deal more than a quick drive-by would suggest and those who do take the time to view will not be disappointed.

LOCATION & DIRECTIONS

Endswell House is situated towards the edge of Barnstaple, within the sought-after district of Pilton. It is located in Raleigh Road and enjoys a pleasant setting along a leafy lane. It occupies a convenient position, with Barnstaple Town Centre and its shops and facilities less than a level mile walk away. Pilton, with its historic 'Village Street' and beautiful park are closeby, as are schools for all ages. Employment centres such as the North Devon District Hospital and the Pottingdon Industrial Estate are also a short distance away.

TO FIND THE PROPERTY

Proceed from Barnstaple Town Centre on the A39, heading towards the Hospital. Continue through the traffic lights at Pilton Causeway, turning right immediately thereafter along by the side of the Fire Station. Continue down Raleigh Road for about 1/4 mile and you will notice a line of pretty Victorian cottages on the right hand side, with Endswell House being on the left opposite the last of these.

OPEN ENTRANCE PORCH

With brick arch feature and recessed part-glazed door to

HALL

With radiator and meter cupboards, stairs to First Floor, open access to

DINING ROOM 13'9 X 12'8 (4.19M X 3.86M)

With a range of bespoke units matching the Kitchen units, with base & wall-mounted cupboards & drawers, contoured work surface, exposed beams, radiator, large understairs storage cupboard with panelled door. Leading to Lounge and Sun Lounge. With open arch leading to

GALLEY-STYLE KITCHEN 15'10 X 5'3 (4.83M X 1.60M)

Newly re-fitted with a range of bespoke units with a high-level double oven & microwave and chimney hood.

LOUNGE 17'9 X 12'6 (5.41M X 3.81M)

An attractive room with double glazed windows to each side and an impressive exposed brick feature fireplace with inset log burner-style gas fire, radiator. Double doors to Sun Lounge and connecting door to

SITTING ROOM 12'10 X 10'8 (3.91M X 3.25M)

With ornamental fireplace with fitted living flame gas fire, beamed ceiling, radiator, double glazed window to side and French doors to garden. Connecting door to Annexe.

L-SHAPED SUN LOUNGE EXTENSION 19'8 X 11'9 (MAX) (5.99M X 3.58M (MAX))

Fully double glazed with windows overlooking the patio and gardens beyond and French doors giving direct access to the garden. Radiator and wall lighting. Connecting door to Dining Room and door to

UTILITY ROOM 13'8 X 4' (4.17M X 1.22M)

With tiled floor, fitted with a range of matching base and wall-mounted units, space for appliances.

BATHROOM

A spacious & modern Bathroom, fitted with a white suite, incorporating a vanity wash hand basin with cupboard under and space for storage, panelled bath with electric shower over and tiled walls, low level WC, fitted wall cupboards, extractor fan, double glazed windows, radiator.

FIRST FLOOR

With main Landing, radiator, double glazed window and access hatch to loft space.

BEDROOM 1 18'5 X 13' (MAX - IRREGULAR SHAPE) (5.61M X 3.96M (MAX - IRREGULAR SHAPE))

Incorporating an extensive range of Bedroom furniture with 3 double and 2 single wardrobes (part mirror-fronted), bedside cupboards and storage chests, double glazed windows and radiator.

BEDROOM 2 13'1 X 9'6 (3.99M X 2.90M)

Panelled door, radiator and double glazed window.

BATHROOM 6'8 X 8'5 (2.03M X 2.57M)

Fitted with a panelled bath with electric shower over with, part-tiled wall surround, pedestal hand basin, low level WC, Airing Cupboard housing the factory-lagged tank & boiler for the hot water & heating system, with shelving.

BEDROOM 3 11'7 X 10'7 (3.53M X 3.23M)

With panelled door, radiator and double glazed windows with views over the rear garden.

ANNEXE

The Annexe had its own Ground Floor entrance from the garden, and also a connecting door from the Main House via the Sitting Room.

ANNEXE GROUND FLOOR

ANNEXE LOUNGE 11'9 X 8'4 (3.58M X 2.54M)

With double glazed French doors to garden, exposed ceiling beams, radiator, power points and wall lights. Connecting door to

ANNEXE KITCHEN/DINING ROOM 14'3 X 14'1 (4.34M X 4.29M)

A spacious room offering plenty of space for dining as well as a splendid hand-crafted fitted Kitchen, incorporating a range of base & wall mounted units with work surfaces and an inset bowl & half sink unit. The bespoke Kitchen features exposed beams and stain glass windows. Double glazed window to side and useful understairs storage cupboard.

ANNEXE INNER HALL

With connecting door to Main House and stairs to First Floor, where there is a Landing that leads to

ANNEXE BEDROOM 1 10'9 X 11' (3.28M X 3.35M)

With doubled glazed window overlooking the garden, radiator, panelled door and exposed beams.

ANNEXE BATHROOM

Fitted with a panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, hatch to loft storage space.