



Directions

From Barnstaple Town Centre take the B3233 passing over the Long Bridge. At the first roundabout after the Bridge take the third exit, continue along the B3233. At the next roundabout take the second exit. You will now be on Sticklepath Hill. At the top of Sticklepath Hill, take the first exit off the roundabout onto Old Torrington Road. Continue down Old Torrington Road past the crematorium and take the left hand turning into Sandringham gardens, continue through and you will arrive at Highgrove.

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Stunning Nearly New Home

8 Highgrove, Barnstaple, Devon, EX31 3SX

Asking Price

£325,000

- Just Over 1 Year Old
- Remainder of 10 Year NHBC Guarantee
- Gas Fired Central Heating
- UPVC Double Glazed Windows
- Garage & Off Road Parking
- One Off Design For This Development



Overview

As you drive onto this quiet and new residential development you will notice immediately how well spaced out the homes are, with number 8 positioned on a generous plot and also happens to be totally unique as it is the only one of its kind built to this design. The property is built by a fantastic builder, the reputable Pearce Homes and offers a high quality build with a high quality finish.

This true "turn key" home is just over 1 year old and as you step through the front door you will immediately notice how well the current owners have maintained this superb home. The accommodation is spacious and immaculately presented with a large dual aspect sitting room, cloakroom and lovely kitchen/dining room on the ground floor, with three double bedrooms to the first floor, modern family bathroom and an en-suite shower room to bedroom 1.

Highgrove is situated on the Sticklepath border which offers local amenities including shops, schools, post office, popular pub, award winning fish and chip restuarant, takeaways and St Michael's Nursery. Barnstaple, the ancient borough and administrative centre for North Devon is approximately a mile away and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361 /North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services

All Main Services Connected

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the
Barnstaple branch on
01271 327878



Outside

The driveway is brick paved and offers off road parking for a few cars, it leads to the garage which has an up and over door, light and power connected, personal door out to the rear garden and the owner has boarded out the eaves to create ample storage all accessed via a drop down ladder. The garden is a good size to say the least and is mainly laid to lawn with a generous patio area ideal for al-fresco dining.



Room list:

Entrance Hall

Cloakroom

Sitting Room
5.21m x 3.28m (17'1" x 10'9")

Kitchen / Dining Room
5.21m x 2.74m (17'1 x 9')

First Floor Landing

Bedroom One
3.38m x 2.77m (11'1 x 9'1)

Bedroom Two
2.97m x 2.77m (9'9 x 9'1)

Bedroom Three
3.30m x 2.31m (10'10 x 7'7)

Family Bathroom

Garage
5.66m x 2.82m (18'7 x 9'3)