



46, CLEAVE ROAD, STICKLEPATH, BARNSTAPLE, EX31 2DU

Location! Location! Location!

A superb split-level detached home, situated within the highly desirable location of Cleave Road. This home benefits from spacious and flexible accommodation, arranged over three floors. Due to the corner plot position, this property has the added attraction of wrap around gardens, which have been extensively improved and landscaped by the current owners. There is a detached double garage, private driveway parking, 'all seasons' cabin/office and delightful outlook and extensive views are a wow factor and not to be missed! NO ONWARD CHAIN!



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£599,950



- **SUPERB SPLIT-LEVEL DETACHED HOUSE WITH NO ONWARD CHAIN**
- **HIGHLY DESIRABLE 'FRONT LINE' POSITION WITH WONDERFUL ESTUARY / RIVER VIEWS**
- **DETACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR TWO CARS**
- **LARGE CORNER PLOT WITH BEAUTIFUL LANDSCAPED GARDENS**
- **SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO BALCONY**
- **FABULOUS DINING/FAMILY ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **SIX BEDROOMS (TWO EN-SUITE)**
- **STUDY/PLAY ROOM**
- **FULLY INSULATED DOUBLE GLAZED CABIN/OFFICE WITH EXCELLENT VIEWS**



Welcome to 46 Cleave Road; a fantastic home in the highly sought-after area of Cleave Road, Barnstaple. This property offers spacious and flexible living accommodation set over three floors on a fabulous corner plot. The wrap around gardens are delightful and have been extensively improved and landscaped by the current owners. The outside space really does offer something for everyone! Spaces to sit to relax and reflect, paved shaded area (ideal for a hot tub or outdoor gym, various garden areas including many fruit trees and different species of palm trees, places for children to play and pets to potter and even a fully insulated outside cabin. The property boasts some spectacular estuary views, which can be enjoyed from many areas of the home, including the generous balcony - the perfect spot to take in beautiful sunsets. There is a block paved driveway with a double garage and easy access pathways leading to the front of the property and throughout the gardens.

Cleave Road is a well regarded location and properties here do not come to the market very often. With its' position within a few minutes walk from the renowned Tarka Trail, you have a fantastic opportunity to leave the comfort of your home and enjoy the North Devon countryside from your doorstep. Most popular with cyclists, runners and walkers a like, the Tarka Trail will lead you directly into Barnstaple Town Centre, with both Tesco and Lidl/B&Q and large Asda shopping parks, Barnstaple Railway Station, plus all the way to Braunton or in the opposite direction you have the delights of Fremington Quay, a perfect place to stop and rest your legs and enjoy a well deserved coffee or ice-cream at the cafe there, then onward to Yelland, Bideford and beyond. As well as having the Tarka Trail on your doorstep, Cleave Road is within walking or short driving distance to all the amenities Barnstaple has to offer, including the Queens Theatre, Tarka Tennis and Leisure Centre, Green Lane Shopping Centre, restaurants and with primary and secondary schools and Petroc College within easy reach.

The accommodation in brief comprises of an entrance porch, dining/family room, kitchen/breakfast room, utility room, living room with direct balcony access, study/playroom, 6 bedrooms (or 7 if needed by using the second lounge), two with en-suite facilities, and a family bathroom.

A truly fantastic home in a prime location - early viewing is recommended.

FIRST FLOOR / ENTRANCE LEVEL

DINING/FAMILY ROOM

14'5 x 14'6

Stunning room with high vaulted ceiling, stairs to second floor gallery landing, space for large table and chairs and other furniture; double doors lead to entrance porch, large feature double glazed window to front aspect, tiled flooring, door to kitchen.





KITCHEN

8'21 x 18'97

Bright, double aspect kitchen with double glazed windows to front and side aspect. Rang of fitted cupboards and drawers, space for range cooker, plumbing and space for dishwasher, sink with draining board, work surface areas, tiled flooring, built in microwave, integral fridge/freezer, space for deep freeze, radiator.

FIRST FLOOR LANDING

Spacious area leading to the main living areas, stairs lead up to dining room and entrance level.

LIVING ROOM

20'41 x 21'4

Fabulous living space, feature fireplace, double glazed window to rear aspect, wonderful views over woods and towards the estuary, french doors leading to generous balcony where you can take in the stunning views. As the room is 'L' shaped, there is an ideal reading/study/indoor office area, double doors to landing, radiator.

STUDY/PLAYROOM/SECOND LOUNGE/7TH BEDROOM

9'21 x 14'3

Double glazed window to rear aspect, radiator, fitted carpet. This room offers a variety of uses, such as a study, playroom, hobbies room or an additional bedroom if desired with views over the balcony and beyond.

FIRST FLOOR HALL LANDING

Stairs to first floor, fitted cupboard, fitted carpet.

UTILITY ROOM

5'99 x 10'4

Double glazed window, double glazed door to side aspect, external stairwell / covered clothes drying area, space for washing machine and tumble dryer, sink with draining board, range of fitted cupboards, radiator.

BATHROOM

9'42 x 8'02

Double glazed window to side aspect, extractor fan, spacious family suite comprising: shower cubicle, bath, hand basin, low level WC, part tiled walls, tiled flooring.

BEDROOM FOUR

11'02 x 14'07

Large double bedroom, double glazed window, radiator, fitted wardrobe, fitted carpet, fitted closet. This bedroom gets natural light from the external 'light well', subject to planning approval, a door could be created to lead to this quite generous space; with a glass roof lantern at the top, you could crate a wonderful orangery extension for this bedroom / room.

GROUND FLOOR

BEDROOM FIVE

9'04 x 14'0

Double glazed window, view to the rear aspect, radiator.

BEDROOM SIX

8.97' x 10'17

Double glazed window, radiator, fitted carpet, Velux rear window outlook over the river (the council has informed this can be replaced with a dormer window (within limits) which would afford the room with spectacular estuary views.





BEDROOM TWO

11'31 x 15'1

Large double bedroom, double glazed window, radiator, double glazed door leading to rear garden, two fitted wardrobes, fitted carpet.

EN-SUITE/WET ROOM

7'99 x 5'92

Shower cubicle designed for easy access, hand basin, low level WC, radiator, soak-away flooring, extractor fan.

HALLWAY

Stairs lead up to a half landing, doors off to bedrooms

SECOND FLOOR LANDING

Gallery style mezzanine landing, view over dining room, doors off to bedrooms and 'Jack and Jill' shower room.

BEDROOM ONE

20'89 x 12'21

Impressive main bedroom with two double glazed windows looking over the rear aspect, offering wonderful views over the estuary and beyond, door leading to en-suite, radiator.

EN-SUITE SHOWER ROOM

5'99 x 5'92

Double glazed window to side aspect, shower cubicle, low level WC, hand basin, radiator, tiled flooring.

BEDROOM THREE

7'98 x 20'5

Bright and spacious double aspect room, velux window to rear aspect, double glazed window to front aspect.





OUTSIDE

To the front of property is a private block paved driveway providing parking for two vehicles. This leads to a detached double garage measuring 16'7ft x 17'5ft, with up and over garage door, electric with ample electric points and lighting in place, pedestrian door to the rear of the garage. The garage is currently fitted with rack shelving for storage, which the vendors are happy to leave or remove.

The current owners have created and landscaped the wonderful grounds that wrap around the property. There is easy access to all areas of the gardens along with wheelchair friendly pathways and access down both sides of the house. There is an abundance of plants, flowers, shrubs and some more mature trees, including a large vigorous fruit bearing sweet cherry tree at the entrance and an impressive palm tree in the rear garden whose leaves provide a tropical feel, privacy screen and backdrop. You will find 3 mature pear (2 Conference, 1 Bartlett) trees, and a mature Golden Delicious type apple tree around the cabin; the pear trees normally produce so much fruit that the vendors give most away to neighbours. Plus young fruit trees, including 2 types of delicious Johannus apple, 1 Nashi/Asian pear, 1 Asian plum, 1 Victoria plum, 1 cherry plum, 1 apricot and 1 pomegranate in the fruit garden. There are also 3 more young cherry trees producing worthwhile fruit already in the sloped garden on the other side of the house, plus a nectarine and golden plum tree in the lower 'pebble' garden. Within the gardens you will find different seating areas to take in the wonderful views along with some more secluded and peaceful areas with a hint of the tropics!

Within the generous grounds, due to its corner plot position, is a fabulous all season cabin/office offering superb views. This multi-purpose elevated cabin was newly constructed in 2023 and is fully insulated and has lighting/power connected. It would make a perfect home office, but equally could serve as an exclusive studio/yoga room, or possibly suit a holistic therapy room, with double doors opening out to the attractive gardens and views. A gated pathway leads to the cabin, so it makes it very easy to keep a separate secured gated entrance from the main house if so desired. In addition, also behind the gated entrance, is a wide planked stairwell that runs all the way down to the lower gardens (in case you prefer steps to a path) past the utility room's external door (secure, 5 lever locking); this section is both level and covered (used by the vendors for laundry).

On top of all this garden has to offer, the property increases its out door space with a good size balcony, which leads off the main living room and takes full advantage of the spectacular views. A spiral staircase leads down from the balcony to the rear garden, where you will find lawn and patio areas along with a useful greenhouse. Due to the size of the plot, there is also the scope to extend the accommodation further, for example the kitchen if desired, subject to the normal consents being granted.

If security is of concern, even though the house is in a particularly low crime Neighbourhood Watch area, be comforted by the secure nature of the grounds with 1.8 meter chain link fence with Cherry Laurel hedging to the East and North, a neighbour's enclosed grounds to the West, and access to the gardens restricted by two combination lock gates either side; a perfect safe haven for the family minded. Plus, a state of the art, quality / unobtrusive CCTC system which also feeds the TVs and your devices with high estuary pointing cameras, so you can enjoy the view anywhere (the late Spring to early Autumn estuary sunsets are often spectacular).

AGENTS NOTES

Built in October 2002.

Siemens energy efficient gas boiler installed approximately 2 1/2 years ago and a large hot water tank (so no cold water shower shocks!). All (central heating too) covered by British Gas under contract.

Estuary/sunset views guaranteed by restrictive covenants on hedge heights.

Lower floor 'tanked' (extra impermeable membrane added) against damp, methane and radon, plus a very low noise / remote controlled 'PIV' (positive inward ventilation) unit located outside which ventilates the gap between the base suspended floor and the ground (the vendor has humidity and radon detection meters which show exceptionally low readings for the South West).

Dehumidifiers in bathrooms - can be removed.

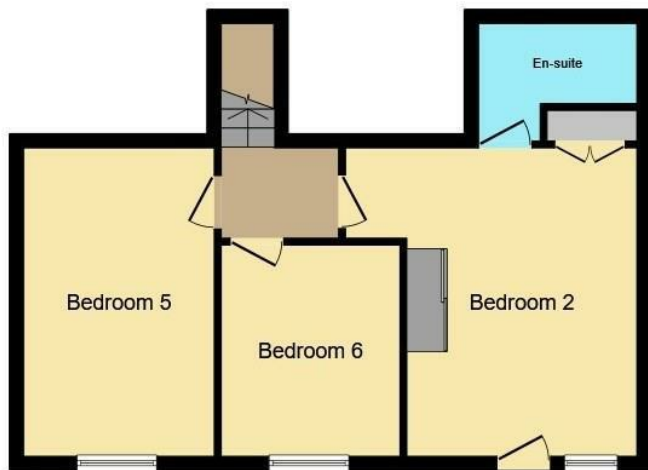
NOTES

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.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND F



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