



Ground Floor
Floor area 123.80 sq.m. (1332.57 sq.ft.)



3 Bed Bungalow - Detached

29, Cleave Close, Sticklepath, Barnstaple, EX31 2DX

Offers In The Region Of

£525,000

- STUNNING VIEWS
- CLOSE TO TARKA TRAIL
- QUIET CUL-DE-SAC
- LOCAL TOWN AMENITIES CLOSE BY
- BEAUTIFULLY PRESENTED ACCOMMODATION
- DOUBLE GLAZING & CENTRAL HEATING

Directions

From our Barnstaple Office, head over the bridge and up Sticklepath Hill. Turn right into Westfield Avenue and right onto Cleave Road. Turn left into Cleave Close to where the property will be found on your right hand side.

Looking to sell? Let us
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for free!

Call 01271 327878
or email barnstaple@phillipsland.com

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Overview

Tucked discreetly below road level and enjoying a wonderful degree of privacy, this superb detached home has been cleverly arranged to make the very most of its panoramic outlook across the River Taw and the rolling countryside beyond. Light filled and beautifully balanced, the accommodation lends itself equally well to family life, a comfortable retirement, or a peaceful second home by the water.

The setting really is the star of the show. Almost every principal room looks out across the estuary, and it is a view that never sits still, shifting with the tides, the seasons and the ever changing Devon light. Morning coffee watching the water glisten, or an evening glass of something as the sun drops over the estuary, this is the sort of position that stays with you.

As you step through the entrance porch, you are welcomed into a generous open plan kitchen and dining room, the natural heart of the home. The kitchen is thoughtfully fitted with a comprehensive range of oak fronted units set against handsome slate work surfaces, with integrated appliances including double ovens, an induction and halogen hob, and a dishwasher. A breakfast bar offers a spot for morning toast and easy conversation, while the dining area comfortably seats a large table and enjoys a lovely dual aspect. Underfloor heating beneath the tiled floor keeps the whole space warm and inviting underfoot, whatever the weather is doing outside.

Just off the kitchen, a separate utility room provides valuable additional storage and a practical home for white goods, keeping the main kitchen clutter free.

The sitting room has been positioned to drink in that outlook, with a full width picture window framing the river like a living painting and French doors opening straight onto the sun terrace. It is a bright, inviting space that works just as happily for quiet evenings in as it does for entertaining friends and family.

An inner hallway leads through to three double bedrooms and the shower room. The principal bedroom is a real treat, with direct access onto the terrace, fitted wardrobes and a modern en suite shower room complete with underfloor heating. Bedroom two shares those same captivating river views and benefits from built in storage and a desk area, ideal for anyone working from home or simply after a quiet corner. Bedroom three looks out over the front of the property. The family shower room is well appointed with a crisp white suite.

Services

All main services connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Outside

To the outside, the property is approached via a private driveway offering parking for several vehicles, along with a single garage with power and lighting. The rear gardens have been thoughtfully landscaped across a series of terraces, creating distinct areas for seating, pottering and play. A raised sun terrace adjoins the house, a real sun trap from which to enjoy the river outlook, with steps leading down to lawned sections framed by established planting. Beneath the house and terrace you will find genuinely useful storage, together with a further garden store and workshop with power and light, perfect for the keen gardener, fisherman or hobbyist.

The location offers that lovely balance North Devon does so well, a quiet, established setting with everything close at hand. Sticklepath enjoys easy access to the Tarka Trail, so riverside walks and cycle rides along the estuary become a natural part of everyday life, whether that is a morning stroll with the dog or a longer ride out towards Instow and Bideford. Barnstaple itself is just moments away, with its full range of shops, schools, leisure facilities and transport links, including the rail connection at Barnstaple station linking through to Exeter and beyond.



Room list:

Entrance Hall

Kitchen/Dining Room

Sitting Room

Utility Room

Shower Room

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3