

GROUND FLOOR



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## Well Presented Two Bed Detached Bungalow

Guide Price

**£350,000**

Hillcrest Old Sticklepath Hill, Sticklepath, Barnstaple, EX31 2BG

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- PRIVATE REAR GARDEN
- LOG BURNER
- LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- CONVENIENT LOCATION
- DOUBLE GLAZING & GAS COMBI BOILER
- PLENTY OF OUTSIDE STORAGE
- TWO DOUBLE BEDROOMS
- RECENTLY UPDATED KITCHEN & SHOWER ROOM

### Directions

From our offices proceed through the town and over the Long Bridge, heading West and drive up Sticklepath Hill to the mini roundabout, take the first exit followed by an immediate left turning. Follow the road around to the left, Hillcrest will be situated on your left hand side.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

### Entrance Hall

**Living Room**  
4.10m x 3.35m (13'5" x 10'11")

**Dining Room**  
2.90m x 3.23m (9'6" x 10'7")

**Kitchen**  
2.88m x 3.24m (9'5" x 10'7")

**Bedroom 1**  
3.47m x 3.40m (11'4" x 11'1")

**Bedroom 2**  
3.47m x 3.40m (11'4" x 11'1")

**Shower Room**  
1.89m x 1.81m (6'2" x 5'11")

**Garden Room**  
3.88m x 2.08m (12'8" x 6'9")

### Storage Sheds

## Property Description

Hillcrest is a beautifully presented two double bedroom detached bungalow, ideally situated in a convenient and well-regarded area of Sticklepath, Barnstaple. Offering generous driveway parking for multiple vehicles, a private rear garden and excellent outside storage, this property combines modern upgrades with comfortable and practical living.

The bungalow has been significantly improved within the last five years, with the boiler, electrics, kitchen and shower room all replaced, providing valuable peace of mind for prospective buyers. The home benefits from double glazing throughout and a gas combi boiler, while a log burner in the living room creates a warm and inviting focal point, perfect for cosy evenings.

Internally, a central entrance hall provides access to all principal rooms, creating a well-balanced and functional layout. The living room is bright and welcoming, with a large front-facing window allowing natural light to flood the space. The log burner adds character and charm, making this a comfortable and relaxing reception area.

The dining room sits conveniently between the living room and kitchen, creating an easy flow for everyday living and entertaining. Patio doors lead through to the garden room, enhancing the connection between the indoor and outdoor spaces.

The recently updated kitchen offers a contemporary range of fitted units with complementary work surfaces and integrated appliances. Its practical layout maximises both storage and preparation space, while modern finishes create a clean and stylish environment.

Both bedrooms are generous doubles, offering flexibility for family living, guests or home working. The shower room has also been replaced within the last five years and is finished to a modern standard, featuring a walk-in shower, WC and wash basin in a fresh, neutral design.

A particular highlight of the property is the garden room, which enjoys extensive glazing overlooking the rear garden and benefits from an insulated roof, allowing comfortable year-round use. This versatile space is ideal as a sun room, reading area, home office or hobby room, providing a valuable additional reception area with direct access outside.

The large loft space presents potential for conversion into further accommodation, subject to the necessary planning permissions.

## Outside & Surrounding Area

Outside, the property is approached via a large driveway providing ample off-road parking. The rear garden is private and enclosed, mainly laid to lawn with patio seating areas and established borders, creating a pleasant setting for outdoor dining and relaxation. Additional storage sheds provide further practical space for tools, bicycles or garden equipment.

Sticklepath is a highly convenient location on the outskirts of Barnstaple town centre, offering easy access to local amenities, schools and everyday shopping facilities. Barnstaple itself is North Devon's regional centre, providing a wide range of shops, supermarkets, restaurants and leisure facilities, as well as access to the North Devon Link Road, the Tarka Trail and the stunning North Devon coastline, with its renowned sandy beaches and countryside walks.

## Services

ALL MAINS SERVICES CONNECTED

## Council Tax band

C

## EPC Rating

TBC

## Tenure

Freehold

## Viewings

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

