

# Superb, Spacious 3 Bedroom Home

40-41 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

Asking Price

£500,000





# Architect Designed In A Double Size Plot

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This exceptional architect-inspired detached residence, set on a generous double plot, offers breathtaking views across the River Taw and surrounding countryside. With its combination of stone and rendered elevations, double glazing, and a flat roof, the property blends contemporary design with spacious, light-filled interiors.

The accommodation is bright and well-planned, with panoramic vistas enjoyed from the living room and two of the bedrooms. A welcoming glazed entrance porch leads into a generous hallway, which flows through to the main living spaces. The living room features a picture window framing the river views, a fireplace with a coal-effect gas fire, and sliding patio doors opening onto the rear garden. The adjoining kitchen, fitted with a stylish Howdens shaker-style design, includes integrated appliances, solid matte acrylic worktops, a breakfast bar, and space for a range-style cooker and an American-style fridge/freezer. A separate utility room with garden access, cloakroom/WC, and airing cupboard complement the main living areas.

The 3 bedrooms are well-proportioned, with the principal bedroom enjoying a picture window overlooking the river and countryside. The family bathroom is modern and well-appointed, with a bath, separate shower, heated towel rail, and contemporary fittings.

This is a rare opportunity to acquire a beautifully designed home in a sought-after location, combining style, flexibility, and magnificent river and countryside views.

# DETAILS

Cleave Road is situated in Sticklepath which offers local amenities including shops, schools, post office, popular pub, award winning fish and chip restaurant, 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 - Mains electric, water and drainage.  
Gas central heating

Council Tax - Band E

EPC rating - C

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**





Outside, the gardens are a true highlight. Designed to make the most of the outstanding views, they feature terraced lawns, a decked viewing area with power supply, and multiple sun terraces perfect for relaxing or entertaining. Wrap-around lawns extend to the front, where a curved pathway leads to the entrance porch, while a driveway provides parking for three vehicles. The garage and adjoining workshop, currently used as a gym and storage space, offer exciting potential for conversion into further accommodation or a home office, subject to planning consent.



## DIRECTIONS

Leave Barnstaple town in the direction of Sticklepath, head over the bridge and up Sticklepath Hill. Turn right into Westfield Avenue and then take the next right into Cleave Road, keeping to the right, the property can be found on the right hand side with a for sale board clearly visible.



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By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



