Detached 4/5 Bedroom House

Hallston High Wall, Sticklepath, Barnstaple, EX31 2DP

Asking Price

£625,000



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PHILLIPS SMITH & DUNN









Set In A Superb, Elevated Position

Hallston High Wall, Sticklepath, Barnstaple, EX31 2DP



Hallston is a stunning detached family home occupying an elevated position in the sought after Sticklepath area of Barnstaple, offering generous living space across three floors with superb views over the town and rolling countryside beyond.

As you step through the front door, the sense of space is immediately apparent. The ground floor features two beautifully presented reception rooms, each with its own character and charm. The sitting room is a delightful space with a large bay window flooding the room with natural light, an elegant fireplace and rich wooden flooring throughout. French doors open to the rear garden, creating a wonderful connection between inside and out. The second reception room, currently used as a dining room, is equally inviting with a bold feature wall, bay window and fireplace, making it a superb setting for entertaining.

At the heart of the home, the kitchen has been fitted with sleek gloss units with glass fronted wine cooler, complemented by a vibrant splashback and generous worktop space. A range cooker sits within an attractive tiled recess, while a breakfast bar with stools provides a relaxed spot for morning coffee or casual meals. Adjacent is the useful utility room equipped with Belfast sink and ground floor WC with a door leading out to the garden.

Moving upstairs, the first floor offers 4 spacious bedrooms including a generous principal bedroom with a bay window framing those far reaching views. A well appointed study/Bed 4 with views across Barnstaple would suit anyone working from home. The family bathroom is beautifully finished with warm tiling, a curved bath with shower over, and a traditional heated towel rail. The second floor provides additional bedroom space within the converted loft, and stunning Velux Balcony Window offering truly breathtaking views from the top of the house. The space here is complemented by the modern and stylish en-suite shower room.

DETAILS

To the front of the property, a substantial block paved driveway provides ample parking for multiple vehicles, flanked by established palms and exotic planting that lend a wonderfully distinctive feel to the approach. Above is the large front patio, perfect for enjoying the river and town views and the exceptional sunset views too. A large triple tandem garage sits to one side, which runs the full length of the house offering a bright interior, connecting to the original garage with wide remote electric roller doors. The garaging measures approx 20 metres long and is real feature. There is an additional workshop on the other side of the house with double glazed windows and doors.

The rear garden is where this property truly comes into its own and is arranged over gentle tiers, adding depth and interest, with mature hedging and established planting providing excellent privacy on all sides. There is a generous, well manicured lawn that stretches away from the house, perfect for children to play or for summer gatherings with family and friends.

A raised decked seating area sits beneath a pergola draped with climbing plants, offering a sheltered spot for al fresco dining or simply unwinding with a glass of something cold on a warm evening. Beyond the main lawn, a timber summer house provides a useful workshop or hobby space, while a greenhouse tucked to one side will delight any keen gardener.

VIEWING

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





Entrance Hall

Sitting Room 5.82 + bay x 3.69 (19'1" + bay x 12'1")

Dining Room 3.68 x 3.64 (12'0" x 11'11")

Kitchen 3.82 x 3.65 (12'6" x 11'11")

Utility Room 2.44 x 1.74 (8'0" x 5'8")

WC

Bedroom 1 3.68 x 3.64 + bay (12'0" x 11'11" + bay)

Bedroom 2 3.71 x 3.63 (12'2" x 11'10")

Bedroom 3 3.03 x 2.79 (9'11" x 9'1")

Bedroom 4 2.71 x 2.71 (8'10" x 8'10")

Bathroom

Bedroom 5 (restricted head height) 3.84 x 3.04 extending another 2.97 (12'7" x 9'11" extending another 9'8")

Shower Room WC

Garage 20.19 x 2.59 max (66'2" x 8'5" max)

Workshop 5.25 x 1.88 (17'2" x 6'2")

Summer House

















Sticklepath is one of Barnstaple's most desirable residential areas, perched on the hillside above the town with an elevated position that rewards residents with far reaching views across the River Taw estuary and the rolling Devon countryside beyond. It is a well established neighbourhood, popular with families for its quiet, leafy streets and strong sense of community, while remaining just a short drive from the heart of Barnstaple.

The town centre is easily accessible, offering a wide range of independent shops, cafes, restaurants and supermarkets, along with the award winning Pannier Market. Barnstaple also serves as the gateway to North Devon's spectacular coastline, with the golden sands of Croyde, Saunton and Woolacombe all within a comfortable 20 to 30 minute drive. Within close proximity and approx 5 minutes away is Barnstaple Railway Station, North Devon College and access onto The Tarka Trail, one of the South West's finest walking and cycling routes, winds along the estuary and is perfect for weekend adventures with the family.

For those with children, the area is well served by both primary and secondary schools, including Park Community School and Pilton Community College, with the independent West Buckland School also within easy reach. The North Devon District Hospital is nearby, and road links via the A361 provide convenient access to the M5 motorway and the wider region, making it an ideal base for commuters as well as those simply looking to enjoy the very best of the North Devon lifestyle.



DIRECTIONS

From our offices proceed through the town and over the Long Bridge, heading West and drive up Sticklepath Hill to the mini roundabout and turn left as if heading to the college, continue past the college and down the road, turning left into High Wall, follow around to the left and Hallston is found on your left hand side.



VIEWING

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

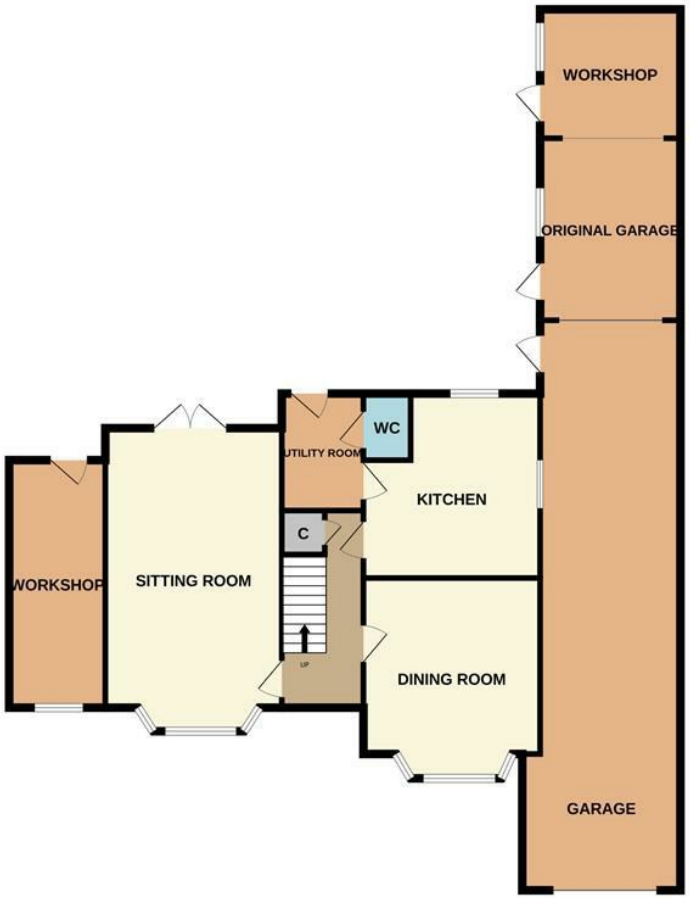








GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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