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Detached 3 Bedroom House

7 Shorelands Road, Barnstaple, EX31 3AA

Asking Price

£420,000

- Charming 1930s detached family home
- No ongoing chain in sought after Sticklepath
- Generous bedrooms with excellent natural light throughout
- Updated kitchen with shaker-style units, wooden worktops and breakfast area
- Driveway parking, attached single garage & additional detached garage
- Spacious sitting room with feature fireplace and separate dining room

Directions

From our office (Cross Street) proceed into the centre of town, and out in the direction of Bideford over the long bridge, proceed up Sticklepath Hill and take the first exit off the roundabout to the left on to Old Torrington Road. Take the immediate left onto Old Sticklepath Hill, follow around to the left and turn right onto Shorelands Road. Number 7 will be situated on your left hand side.

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or email barnstaple@phillipsland.com**

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Room list:

Entrance Hall

Sitting Room
5.47 into bay x 4.28 (17'11" into bay x 14'0")

Kitchen/Breakfast Room
4.72 x 2.87 (15'5" x 9'4")

Dining Room
3.66 x 3.67 (12'0" x 12'0")

Snug/Bar
4.84 x 2.29 (15'10" x 7'6")

WC

Bedroom 1
5.62 into bay x 4.29 (18'5" into bay x 14'0")

Bedroom 2
3.81 x 3.67 (12'5" x 12'0")

Bedroom 3
2.55 x 2.29 (8'4" x 7'6")

Bathroom

Attached Garage
5.35 x 2.46 (17'6" x 8'0")

Detached Garage
5.63 x 4.40 (18'5" x 14'5")

Overview

As you step through the front door of this charming 1930s detached home, you're greeted by a generous hallway that sets the tone for a house full of character and warmth. The sitting room is a truly inviting space, centred around a handsome arched fireplace with gas fire and a striking deep red feature wall, flanked by built-in shelving and bathed in natural light from the bay window. A separate dining room offers a wonderful setting for family meals and entertaining, with its own fireplace and large windows that frame views across the front garden. From here is the snug/bar area perfect for quiet relaxing.

At the heart of the home, the kitchen has been thoughtfully updated with smart shaker-style cabinetry in a soft sage tone, complemented by solid wooden worktops and attractive tiled splashbacks. There's a lovely breakfast area by the window where you can sit with a morning coffee and look out over the rear garden, and the layout offers plenty of workspace for those who enjoy cooking.

Moving upstairs, the principal bedroom is a spacious double with a wide bay window flooding the room with light, while the second bedroom is equally generous and enjoys a pleasant outlook over the garden and mature trees beyond. The family bathroom has been refurbished, offering a superb, modern suite and the loft has been boarded and is ripe for converting further if required.

Sticklepath is one of Barnstaple's most sought after residential areas, offering a superb balance of convenience and community. You're within comfortable walking distance of the town centre, the retail park and also close to the North Devon District Hospital, yet the neighbourhood retains a peaceful, leafy feel with tree-lined streets and well-kept homes. The Tarka Trail is easily accessible for walkers and cyclists, and the stunning North Devon coastline at Croyde, Saunton and Woolacombe is just a short drive away. Local schooling is well catered for, with Sticklepath Community Primary School nearby and secondary options at Park School and Pilton Community College. For day-to-day amenities, you have everything you need on your doorstep, making this a superb spot for families and professionals alike.

Services

All main services connected

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

