



Hedgerose

Hedgerose, Northleigh Hill

Goodleigh, Barnstaple, Devon EX32 7NP

Goodleigh village amenities - walking distance, Barnstaple - 3 miles, Exmoor - 8 miles, Beach at Croyde - 14 miles

A unique home with large gardens and outstanding countryside views situated on the edge of the sought after village of Goodleigh

- Great edge of village yet private location
- Wonderful gardens
- Garage with approved planning to convert
- Ample off road parking
- No onward chain
- High quality, spacious accommodation
- Stunning views
- Close to countryside, town & beaches
- Freehold
- Council Tax Band G

Guide Price £775,000

SITUATION

On a slightly elevated site enjoying fine views over open countryside, the property is located on the edge of Goodleigh village within a Conservation area & within walking distance of local amenities which include a Primary School, Period Inn, Village Hall and Church. Barnstaple is about 3 miles and, as the regional centre houses the area's main business, commercial, leisure and shopping venues, as well as renowned Pannier Market and North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which runs through, in about 45 minutes, to Junction 27 the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London (Paddington in about 2 hours). The beauties of Exmoor are about 15 minutes by car and a little further afield are the famous safe, sandy, surfing beaches of Saunton, Croyde and Woolacombe.

DESCRIPTION

Hedgerose is an interesting & individually designed home built circa 1997, set in an elevated position on the edge of the sought after village of Goodleigh enjoying outstanding countryside views. The property has been tastefully modernised, combining contemporary touches alongside some unique original features and offers spacious and versatile accommodation. Externally the property benefits from a gated entrance with extensive parking and former double garage which has planning to convert to two story ancillary accommodation, with a lot of the structural work already done, however could be adapted to a studio, home office, workshop etc. The impressive gardens to the property are extremely private, just under an acre and offer an assortment of mature plants, shrubs and trees along with meandering paths and sweeping lawns.



ACCOMMODATION

A welcoming hallway with stone flooring leads to a staircase rising to the first floor and a striking galleried landing above. The sitting room is a wonderfully inviting space, carpeted and featuring a lathe-brick fireplace with wood-burner and wooden mantel. With triple-aspect windows and exposed beams, it's full of charm and natural light.

A door opens into a highly versatile reception room, complete with French doors that lead out to the raised decking area with glass balustrade - perfect for enjoying the far-reaching countryside views. This room also connects to a large downstairs studio room, originally an artists studio but currently used as an additional bedroom. Finished with oak parquet flooring and dual-aspect windows. With built-in units and a sink, this area offers excellent potential for multi-generational living or an annexe.

The kitchen/diner is a standout feature of the home, with stone flooring continuing from the hallway. It includes a range of fitted units, a breakfast bar with granite worktops, ceramic sink, gas Smeg hob, Neff double oven, and Bosch dishwasher. Triple-aspect views and French doors to the raised decking make it an ideal space for family life and entertaining. A useful utility/boot room provides additional storage, a Belfast sink, space for white goods, and direct access to the outside. Completing the ground floor is a stylish WC and a dedicated office with built-in shelving, which could also serve as an extra bedroom if needed.

The galleried landing with exposed beams provides access to four generous double bedrooms and the family bathroom. The impressive principal bedroom includes a walk-in wardrobe and a beautifully finished ensuite with tiled flooring, freestanding bath, twin vanity sinks, WC, and shower cubicle. The remaining three double bedrooms all feature built-in wardrobes and storage. Bedroom three is currently arranged as a twin room for holiday guests but comfortably accommodates a double bed. The family bathroom offers a WC, sink, bidet, shower enclosure, and bath.

OUTSIDE

A gated entrance opens to a gravel driveway with ample parking.

The double garage benefits from planning permission for conversion into a two-storey annexe. Structural work has already begun, offering an exciting opportunity for completion or adaptation into a home office, workshop, studio etc.

There is built-in storage beneath the house and additional covered storage under the raised balcony.

The South-facing gardens, extending to just under an acre, are wonderfully private and thoughtfully landscaped with mature trees, shrubs, and planting. Meandering pathways lead down to a sweeping lawn, with the grounds wrapping around the property. A garden shed sits to the front for further convenience.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil-fired central heating. Wood burner in the living room.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ultrafast: Download 900 Mbps, Upload 900 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, O2 and Vodafone.

External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band G

DIRECTIONS

W3W///groom.downsize.visits

To reach the property from Barnstaple, leave off the inner relief road signposted to Bratton Fleming, follow signs to Goodleigh. Proceed through the village past the New Inn pub and take the left turn at the fork in the road. Continue up hill and the entrance to the drive will be found about 200 yards along on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2582 sq ft / 239.8 sq m (excludes store / void)
 Limited Use Area(s) = 138 sq ft / 12.8 sq m
 Garage = 526 sq ft / 48.8 sq m
 Total = 3246 sq ft / 301.4 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1423584



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833