



Laburnum



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Fort Hill, Barnstaple, Devon, EX32 8BS

Barnstaple town and Rock park within walking distance

An attractive period property that has been tastefully renovated, within walking distance of Barnstaple town centre

- Period Home
- Recently renovated
- Generous garden
- Freehold
- Stunning Interior
- Off road parking
- No onward chain
- Council tax band C

Guide Price £335,000

## SITUATION

The town centre is within comfortable walking distance, as is Rock Park with delightful riverside walks and where the Tarka Trail (cycle and footpath) allows access to miles of scenic countryside. As the regional centre, Barnstaple offers the area's main business, commercial, shopping and leisure and shopping venues, as well as Pannier Market, live theatre and district hospital. At Barnstaple there is a mainline train service to Exeter. The Link Road nearby also allows access in 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. Less than 30 minutes by car are the sandy surfing beaches of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. Exmoor National Park is a similar distance. Barnstaple provides a good choice of schools, otherwise notable private schools in the area include Kingsley at Bideford, West Buckland and Blundell's at Tiverton. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

An attractive period property that has been tastefully renovated by the current owners, resulting in an exceptional home spread over two floors with bespoke high-quality finishes that blend seamlessly with many restored period features. The home is located in private location, accessible by private drive, leading to off road parking for up to three-four vehicles and generous sized garden. The elevated position of the house provides fine views over Barnstaple town, the countryside and out towards the River Taw. This is certainly a property that needs to be viewed to be fully appreciated.

## ACCOMMODATION

Front door into porch with mosaic tiled flooring, space for coats, boots etc and stained glass door into the sitting/dining room which is a stunning room with high ceilings, fireplace, LVT herringbone flooring and impressive bespoke shelving and media unit, three large windows to the front with views over the garden. The kitchen includes a range of modern fitted units, oak worktops, Belfast sink, integrated dishwasher, wine cooler and fridge freezer, freestanding gas stove with 5 ring hob and extractor above. WC with sink and door to garden.

The first floor includes a spacious landing with storage space. The bathroom has been stylishly finished, fully tiled, underfloor heating and includes bath with shower above, sink with vanity and WC. The two bedrooms are both good size doubles and enjoy fine views to the front.

## OUTSIDE

A private drive leads to the front where there is gravelled parking for 3-4 vehicles. This leads to the front lawn which is of good sized and very private. Steps lead to the front door. There is also space to the side and rear and a garden shed.

## SERVICES

All mains connected.  
Gas central heating.  
Double glazed throughout.  
Recently fully re-wired.

## AGENT NOTE

The neighbouring property has a right of way to the single garage which within the drive for Laburnum. For more information please ask the selling agent.

## SPECIAL NOTE

In accordance with the 1979 Estate Agents Act, Section 21, a declaration is made that one of the vendors is related to an employee of Stags Estate Agents.



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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>57</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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