



Cleave Road

Sticklepath, Barnstaple, EX31 2DU

Price Guide £600,000



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Property Description

Occupying an elevated position with far-reaching views across the surrounding countryside and estuary, this impressive and versatile family home offers spacious accommodation arranged over several levels, combining generous living space with excellent outdoor areas and easy access to the popular Tarka Trail. Within 5-10 minute walk is near by supermarket, train station and Barnstaple town.

A welcoming entrance porch leads into a spacious entrance hall and dining area, featuring a full-height floor to ceiling window which fills the room with natural light. The split-level design creates a wonderful sense of space with access flowing through to the kitchen and main living areas. The fitted kitchen offers a range of matching wall and floor units with work surfaces over, electric range cooker, integrated microwave, space and plumbing for dishwasher, tiled flooring and dual aspect windows enjoying far-reaching countryside views.

The lower ground floor provides an excellent living space with a light and spacious L-shaped lounge complete with French doors opening onto a private balcony. This provides the perfect setting for alfresco dining and enjoying the evening sunshine. A further versatile bedroom/second reception room offers flexibility for family living, guests or home working, while benefiting from pleasant views over the garden, estuary and countryside beyond.

Arranged across the upper floors are a selection of well proportioned bedrooms, including a generous main bedroom with fitted triple wardrobes, dual aspect windows with far reaching views. The room also benefits from access to a Jack and Jill shower room. A further bedroom with front facing garden view window plus rear aspect Velux provides excellent flexibility, with options for children, guests or office space.

On the lower level you can find an additional double bedroom as well as a utility room with side access to the garden and some basement storage, a large lovely 4 piece family bathroom suite and storage cupboard housing the hot water tank.

The ground floor lower level provide further spacious bedrooms including fitted wardrobes and direct access onto the rear garden along with a modern en-suite wet room. The lower level also has an additional two bedrooms, one being a single,

currently with indoor home office set up, and the other being a large spacious bedroom with window outlook onto the rear garden.

To the front of the property is driveway parking for three vehicles and a large double garage providing excellent parking, storage or workshop space. The mature gardens offer a private and secluded setting with lawns, established shrubs, patio seating areas and multiple spaces to enjoy the outdoor space. The upper garden includes a further patio area with planted borders, recent composite garden summer house / cabin / studio / office (with power and lighting), outdoor power and water supply, access to the rear of the garage and established fruit trees including apple, plum, pear and cherry.

With its flexible accommodation, fantastic views, generous wrap around gardens, double garage and convenient access to the Tarka Trail, this substantial home offers a fantastic opportunity for families seeking space and a desirable North Devon lifestyle.

Location

Barnstaple, the largest town in North Devon, is a historic market town known for its blend of rich heritage and modern conveniences. Situated along the River Taw, it serves as a hub for shopping, dining, and entertainment while offering easy access to North Devon's stunning coastline and countryside.

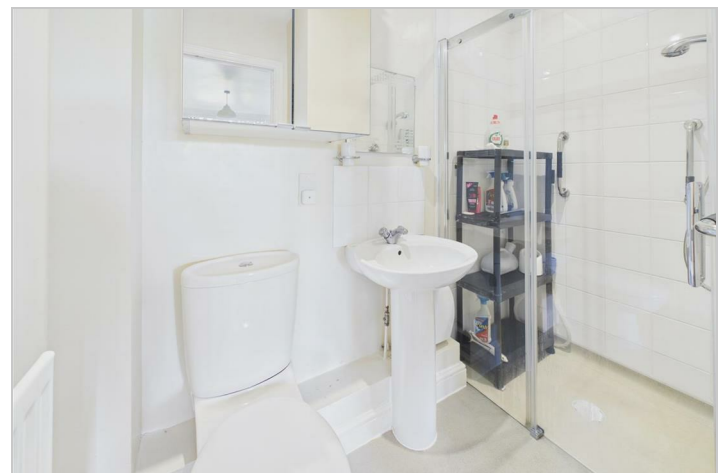
The town boasts a mix of independent shops and national retailers, with the popular Pannier Market being a highlight. Excellent transport links, well-regarded schools, and nearby beaches make Barnstaple an attractive location for families, professionals, and retirees alike.

Directions

From Barnstaple town centre proceed out of town following directions towards Sticklepath. Upon going up Stickepath Hill take the first right hand turning into Westfield Avenue, continue for a short distance turning right into Cleave Road. At the bottom of the road turn right and continue to the end of the road where the property will be found on your left hand side with for sale board and number plate clearly displayed.

What3words - ground.holds.spared

Tel: 01271 815651



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

