

8c Broadclose Road Sticklepath Barnstaple Devon EX312DN

# Offers In Excess Of: £500,000 Freehold







#### A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH A 1 BEDROOM STUDIO

- 4 Bedrooms (2 En-suite)
  - Large Lounge
- Open-plan Kitchen / Diner & Utility Room
- Sun Room opening to the private rear garden
- Single Garage & resin driveway parking for 4-5 vehicles
- Well-maintained front & rear lawned gardens
- Occupying a convenient location with easy access to public transport links, nearby schools & local amenities













#### Overview

A spacious and beautifully presented 4 Bedroom detached home with a separate 1 Bedroom Studio Annexe, ideal for multi-generational living, home working or guests. Located in a quiet and sought after setting, the property offers versatile accommodation including a large Lounge, an open-plan Kitchen / Diner, Utility Room and a Sun Room opening onto a private rear garden.

There are 4 double Bedrooms, 2 with En-suites, and all filled with natural light. Bedroom 1 benefits from built-in wardrobes, while Bedroom 2 enjoys a dual aspect with countryside glimpses.

The self-contained Annexe adds valuable flexibility and independence.

Outside, there is a Single Garage, a resin driveway with parking for 4–5 cars, and attractive lawned gardens to the front and rear.

Perfectly positioned close to schools, shops, bus routes and scenic walks including the Tarka Trail, this superb home offers comfort, convenience and excellent lifestyle appeal. Early viewing advised.

#### **Council Tax Band**

House: D - North Devon Council
Annexe: A - North Devon Council

## Changing Lifestyles



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Changing Lifestyles

















#### 8c Broadclose Road, Sticklepath, Barnstaple, Devon, EX312DN



#### **Area Information**

Situated in the popular residential location of Sticklepath, the property is easily accessible to all local amenities including shops, schools, post office, popular pubs, takeaways and St. Michael's Nursery.

Barnstaple Town Centre is within easy driving distance and offers an excellent range of High Street shops, banks and leisure facilities.

The North Devon Link Road is also convenient and an excellent bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

#### **Directions**

Directions to this property can be easily found by using What3words: https://w3w.co/plenty.spoke.enjoy

From Barnstaple Town Centre, proceed over the Long Bridge and up Sticklepath Hill / A3125. At the large roundabout, stay on the A3125. At the next roundabout, take the first exit onto Old Torrington Road. Take the first right hand turning onto Broadclose Road. As the road narrows, turn left onto Broadclose Road to where number 8c will be found on your right hand side clearly displaying a numberplate.

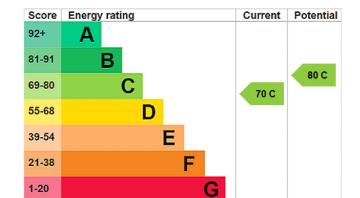
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# Changing Lifestyles

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