



29 Cleave Close
Sticklepath
Barnstaple
Devon
EX31 2DX

Offers in excess of: £550,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

29 Cleave Close, Sticklepath, Barnstaple, Devon, EX31 2DX

A DETACHED RESIDENCE ENJOYING PANORAMIC RIVER TAW VIEWS



- 3 Bedrooms (1 En-suite)
- Panoramic outlook across the River Taw & surrounding countryside
- Generous open-plan Kitchen / Dining Room, forming the heart of the home
 - Utility Room & Shower Room
- Sitting Room with full-width picture window framing the river views & French doors opening onto a sun terrace
- Private driveway parking & Single Garage
 - Landscaped Gardens



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Overview

Occupying a private position below road level, and arranged to take full advantage of its panoramic outlook across the River Taw and surrounding countryside, this impressive detached residence offers well-balanced, light-filled accommodation suited equally to family living, retirement or as a second home.

The setting is a particular feature, with most of the principal rooms enjoying an open aspect across the water and the wider estuary landscape – a view that changes beautifully with the seasons and light.

The accommodation begins with an Entrance Porch leading through to a generous open-plan Kitchen / Dining Room, forming the heart of the home. The kitchen is fitted with a comprehensive range of oak-fronted units complemented by slate work surfaces and a selection of integrated appliances, including double ovens, induction / halogen hob and dishwasher. A breakfast bar provides informal seating, while the dining area comfortably accommodates a large table and benefits from a dual aspect. Underfloor heating runs beneath the tiled floor in the kitchen area, creating a practical yet comfortable environment.

A separate Utility Room, accessed from the kitchen, provides additional storage and space for white goods.

The Sitting Room is positioned to make the very most of the outlook, with a full-width picture window framing the river views and French doors opening onto a sun terrace. A bright and inviting reception space, ideal for both everyday living and entertaining.

An Inner Hallway leads to 3 double Bedrooms and the Shower Room. The principal bedroom benefits from direct access to the terrace, fitted wardrobes and a modern En-suite Shower Room with underfloor heating. Bedroom 2 enjoys the same striking river views and incorporates built-in storage and a desk area, while bedroom 3 overlooks the front elevation. The shower room is fitted with a white suite.

The property is approached via a private driveway providing parking for several vehicles, in addition to a Single Garage with power and lighting.

The rear gardens have been thoughtfully landscaped and arranged over a series of terraces, creating distinct areas for seating and recreation. A raised sun terrace adjoins the house and provides an ideal vantage point from which to enjoy the river outlook, with steps leading down to lawned sections bordered by established planting.

Beneath the property and terrace are useful storage areas, together with an additional garden store / workshop with power and light.

Properties in this established and highly regarded setting rarely become available. Early viewing is strongly recommended to fully appreciate the position and outlook on offer.

Council Tax Band

D - North Devon Council



Ground Floor

Floor area 123.80 sq.m. (1332.57 sq.ft.)

Total floor area: 123.80 sq.m. (1332.57 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io





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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/theme.trio.foam>

From our Barnstaple Office, head over the bridge and up Sticklepath Hill. Turn right into Westfield Avenue and right onto Cleave Road. Turn left into Cleave Close to where the property will be found on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

