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Changing Lifestyles

2a Old Bideford Road
Sticklepath
Barnstaple
Devon
EX31 2DE

Guide Price: £525,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2a Old Bideford Road, Sticklepath, Barnstaple, Devon, EX31 2DE

INDIVIDUAL FOUR BEDROOM FAMILY SIZED HOME SITTING ON A GENEROUS SIZED PLOT



- Highly sought-after Sticklepath location
- Beautifully refurbished and extended four bedroom home
- Over 2,000 sq ft of versatile accommodation
- Stunning 25ft triple-aspect open-plan family room
- Two en-suites plus modern family bathroom
- Newly upgraded contemporary fitted kitchen
- Mature wraparound gardens with excellent privacy
- Driveway parking, integral garage and detached outbuilding



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Overview

Occupying a generous corner plot within the highly sought-after Sticklepath area of Barnstaple, this beautifully refurbished and extended four bedroom family home offers over 2,000 sq. ft of versatile accommodation, together with mature wraparound gardens, driveway parking, an integral garage and a useful detached outbuilding.

A useful Entrance Porch leads into a welcoming Reception Hall with stairs rising to the first floor and access to the principal ground floor accommodation.

Positioned to the front of the property, the Sitting Room enjoys a pleasant outlook over the gardens through a large picture window and centres around a feature gas fireplace, creating a cosy and inviting reception space.

To the rear of the home, the beautifully upgraded Kitchen has been fitted with a comprehensive range of contemporary base and eye-level units, extensive worktop space and a composite one and a half bowl sink and drainer. Integrated appliances include an eye-level double electric oven, induction hob with extractor over and dishwasher, while there is further space for an American-style fridge/freezer. A built-in larder cupboard provides additional practicality. From here, access is provided to the Cloakroom, fitted with a WC and wash hand basin, as well as internal access to the integral Garage.

The Kitchen flows seamlessly into the impressive 25ft triple-aspect Family Room - undoubtedly the heart of the home. This substantial extension provides excellent space for both dining and relaxed seating, with sliding and double doors opening directly onto the adjoining patio and gardens. Flooded with natural light throughout the day, this is a superb entertaining and family space.

To the first floor are four generously proportioned Bedrooms. Bedroom two benefits from a stylish En-suite Shower Room refitted in 2024, complete with twin wash hand basins and vanity storage. The contemporary Family Bathroom has also been recently updated and comprises a white 3-piece suite with a 'P'-shaped bath and shower over, WC, wash hand basin and heated towel rail.

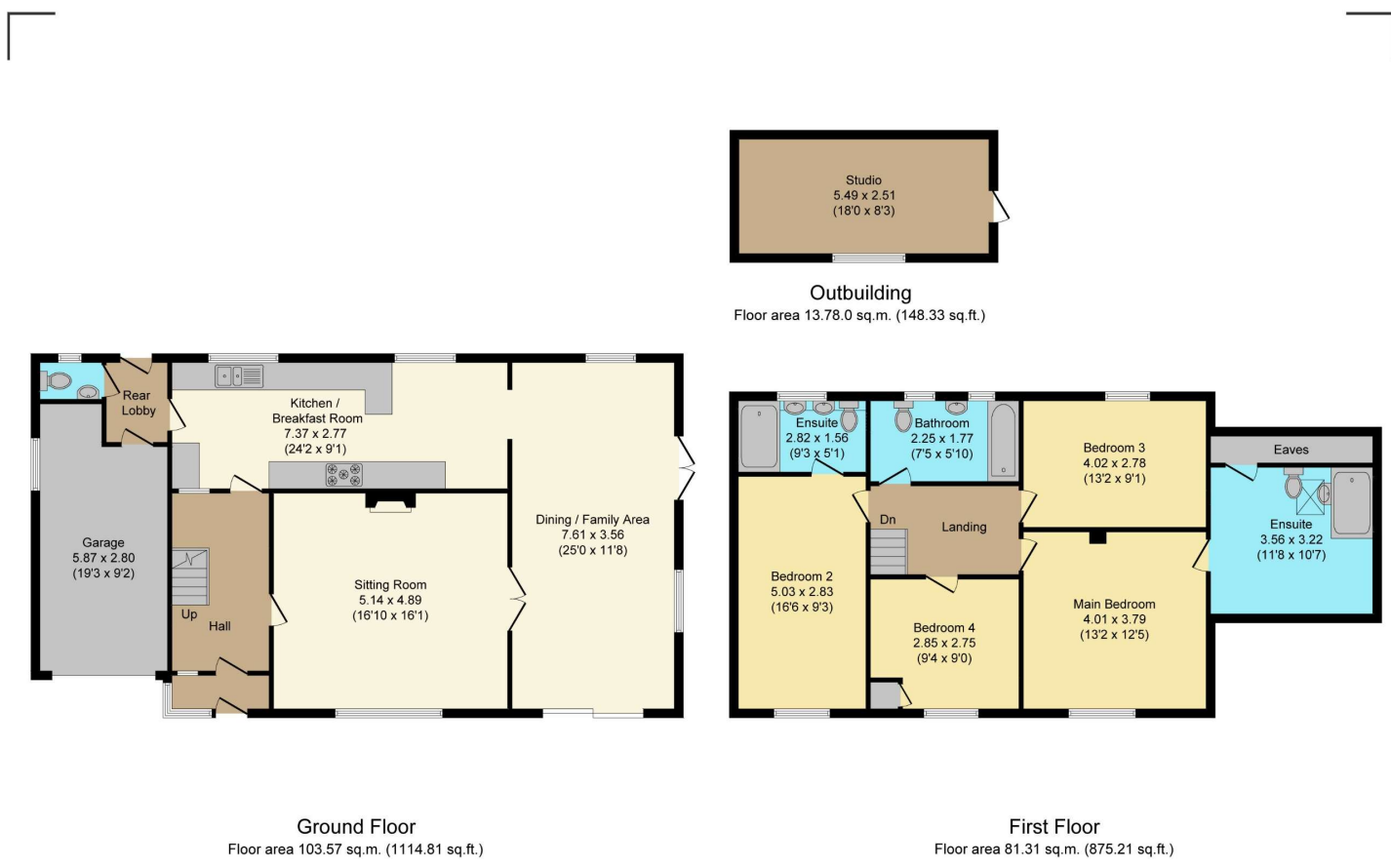
The Principal Bedroom is a particularly spacious double room enjoying a sunny front aspect and benefitting from its own En-suite Shower Room.

Externally, the property enjoys mature wraparound gardens extending from the front and side to the rear, offering an excellent degree of privacy and a wonderful natural setting. The gardens comprise areas of lawn, patio seating spaces, established planting, mature trees, a pond and several storage sheds.

To the rear, a detached brick-built outbuilding currently arranged as an additional bedroom offers excellent versatility and could easily serve as a home office, studio or gym.

To the front of the property is a driveway providing off-road parking for three vehicles, in addition to the integral garage fitted with an electric roller door.

E - North Devon Council



Total floor area: 198.66 sq.m. (2138.35 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

The property is conveniently situated within walking distance of a primary school, Petroc college, shops and Barnstaple Town Centre; the historic and regional centre of North Devon. Situated in the valley of the River Taw it is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

From our office proceed towards Sticklepath along the Old Bridge and up Sticklepath Hill. Turn left at the roundabout onto Old Torrington Road. Follow this road for about 0.25 miles taking the second right hand turning onto Old Bideford Road. Number 2a will be found on your right hand side.

What3words: ///studio.juror.gangs

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	