



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

42 Cleave Road  
Sticklepath  
Barnstaple  
Devon  
EX31 2DU

**Guide Price: £500,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



42 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

## A DETACHED HOME ENJOYING COUNTRYSIDE & ESTUARY VIEWS



- 4 well-proportioned Bedrooms
- Bathroom & Shower Room
- Bright & airy triple aspect Kitchen
- Dining Room, useful Utility / Storage Room & Cloakroom
- First Floor Study & dual aspect Lounge
- 2 private driveway parking spaces
- Beautifully landscaped, south-facing rear garden retreat
  - No onward chain
- This exceptional home enjoys spacious & flexible living with stunning views & outdoor space, all in a sought after location



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## Overview

**This attractively positioned detached home enjoys countryside and estuary views, complemented by a south facing garden and driveway parking for 2 vehicles. Offering a generous and versatile layout across 3 floors, the property presents an ideal blend of space, light, and potential.**

**Upon entering, the Ground Floor welcomes you with a spacious Entrance Hall leading into a bright and airy triple aspect Kitchen. Well-appointed with a range of wall and floor units, ample storage, and under-counter space, the Kitchen also has the newly installed boiler. The Dining Room enjoys countryside views, with potential to be adapted into an additional Bedroom, if desired. A useful Utility / Storage Room, complete with power and lighting, sits alongside a convenient downstairs Cloakroom, ensuring practicality for modern living.**

**The First Floor boasts 3 well-proportioned Bedrooms, a Study and 2 Bathrooms. The Main Bedroom is a standout feature, benefiting from a triple aspect that floods the space with natural light while framing stunning estuary and countryside views. Fitted storage enhances its functionality. The Study and third Bedroom overlook the beautifully maintained south-facing rear garden, providing a peaceful setting. A sleek, modern 3-piece Shower Room serves the floor, accompanied by an additional Bathroom that offers potential for modernisation. The Lounge is an inviting dual aspect space, bathed in natural light, with sliding doors opening directly onto the rear garden and panoramic views to the front.**

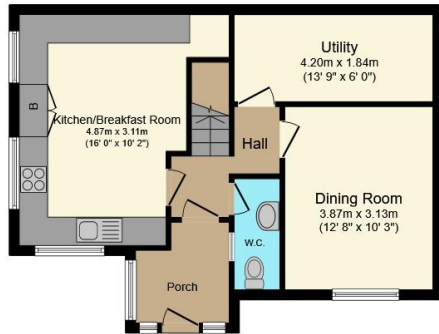
**A further staircase leads to the Second Floor, where a light and spacious double Bedroom enjoys far-reaching views over the rear garden, with stunning countryside and estuary views to the front.**

**Outside, the front of the property features 2 private driveway parking spaces, alongside a low-maintenance garden with gravel and well-defined planting borders. The rear garden is a beautifully landscaped, south-facing retreat, arranged over 3 tiers. A sun-trap patio on the lower level provides the perfect space for outdoor dining, while the middle and top tiers boast lush lawns with far-reaching views towards Braunton. Mature shrubs, trees, and well-stocked bedding borders create a natural, tranquil setting, enhanced by rockery features and hedging. Side access is available on both sides of the property for added convenience.**

**Offered for sale with no onward chain, this exceptional home is a rare opportunity to enjoy spacious and flexible living with stunning views and outdoor space, all in a sought after location.**

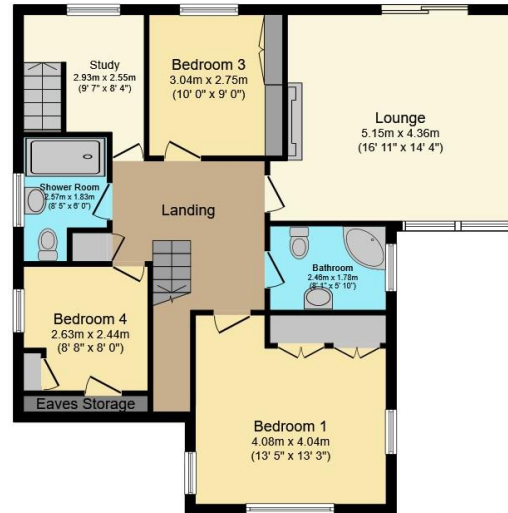
### Council Tax Band

E - North Devon Council



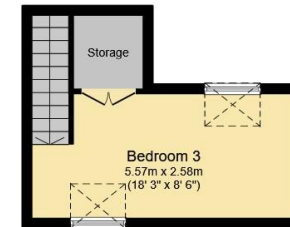
### Ground Floor

Floor area 49.8 m<sup>2</sup> (536 sq.ft.)



### First Floor

Floor area 82.9 m<sup>2</sup> (893 sq.ft.)



### Second Floor

Floor area 18.5 m<sup>2</sup> (199 sq.ft.)

TOTAL: 151.3 m<sup>2</sup> (1,629 sq.ft.)

This floor plan is for illustrative purposes 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](http://www.Propertybox.io)



42 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

Changing Lifestyles

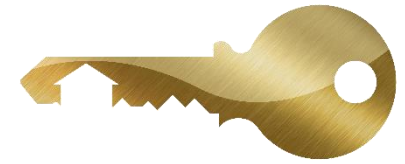


Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)



42 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

42 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU



## 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

From Barnstaple continue over the Long Bridge and up Sticklepath Hill continuing for a short distance before taking the right hand turning into Westfield Avenue. Follow this road for a short distance taking the right hand turning onto Cleave Road. Proceed down the hill and take the right hand turning. Continue along this road towards the far end to where number 42 will be found on your right hand side with a numberplate clearly displayed. An agent will meet you outside the property.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01271 371 234  
barnstaple@bopproperty.com

# We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	