

STAGS

2, Sticklepath Court

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Tawstock, Barnstaple, EX31 3HN

Within a healthy walk of Barnstaple town centre, the Tarka Trail & open countryside

A charming semi-detached barn conversion with large, secluded garden, in an attractive, mature development on the periphery of Barnstaple. No onward chain.

- Hall & Cloakroom
- Kitchen/Breakfast Room
- Bedroom 1 with Shower & Dressing Area
- Bedroom 2, Bedroom 3 & Family Bathroom
- Utility Room
- Double Garage & Parking
- Large, well tended gardens
- Many character features
- Council Tax Band D
- Freehold

Asking Price £389,950

SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds, being situated on the semi-rural outskirts of Barnstaple, within walking distance of open countryside, a healthy walking distance of the town centre, railway station, schools etc. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. From Barnstaple the North Devon Link Road (A361) leads on in about 45 minutes to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Less than half an hour by car are North Devon's famous coastal resorts at Croyde Bay, Putsborough, Saunton Sands (also with Championship Golf Course), Woolacombe and in the opposite direction Instow and Westward Ho! The area is well served by excellent state and private schools, including West Buckland school, Kingsley at Bideford and Blundell's at Tiverton. The local state college is within walking distance. Sticklepath Court comes under the Tawstock postcode, which is a small, pretty village with a collection of period properties and thatched primary school. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This charming semi-detached barn conversion presents elevations of stone beneath a slate roof. We understand that Sticklepath Court generally was converted from a courtyard of former farm buildings about 40 years ago. No.2 offers deceptively generous and versatile accommodation, arranged over two storeys. This includes: on the Ground Floor – Hall, Cloakroom, Sitting/Dining Room & Kitchen/Breakfast Room. On the First Floor – Landing, Main Bedroom with shower cubicle, dressing area and snug, 2nd Bedroom, 3rd Bedroom with access to a Conservatory and a Family Bathroom. Externally, there is a double garage en-bloc, additional parking, former stable converted to outside Utility Room and well-established South facing private gardens. This is certainly a property which needs to be viewed internally to be fully appreciated.







ACCOMMODATION

GROUND FLOOR

Stable door to ENTRANCE HALL cupboard understairs housing security alarm. CLOAKROOM low level wc, wash hand basin, extractor fan, mirror-fronted medicine cabinet. SITTING ROOM character fireplace with Bressumer beam, fitted wood burner, exposed beams, one wall is timber-clad. KITCHEN/BREAKFAST ROOM in a cottage style, with excellent range of units finished in cream with rolled edge granite-effect work surfaces over, 1 ½ bowl moulded sink, plumbing for dishwasher, Worcester wall-mounted gas-fired boiler for central heating and domestic hot water, matching range of wall cupboards incorporating wine rack, space for fridge, room for table and chairs, herringbone tiled floor, beamed ceiling. Staircase from HALL to LANDING.

FIRST FLOOR

AIRING CUPBOARD with pre-lagged cylinder, retractable aluminium ladder to LOFT SPACE providing storage. BEDROOM 3 with exposed beams. CONSERVATORY with stone flooring and timber flooring, French doors to TERRACE & GARDEN, exposed stone wall. SNUG with double wardrobe, fitted shelved cupboard, corner shelving, exposed stone wall. BEDROOM 1 exposed beams, range of fitted wardrobes to one wall – one concealing shower cubicle. DRESSING AREA with fitted book shelves and exposed beam. BEDROOM 2 double wardrobe, exposed beams. BATHROOM 'P' shaped panelled bath, Mira electric shower above, shower screen, pedestal wash basin, low level wc, strip light/shaver point, exposed beam, mirror-fronted medicine cabinet.

OUTSIDE

To the front the property is approached over a central pathway, flanked by well-tended lawns. A well-established Virginia creeper is trained over the front elevation, and there is a canopy porch above the front door. To the right of the dwelling is a pair of wooden gates with an additional drive owned by No.2. To the left of this is a private TERRACE and this leads to a former stable block, where there is a UTILITY ROOM with excellent range of wooden kitchen units with rolled edge work surfaces, matching wall cupboards, tiled flooring, exposed beams, plumbing for washing machine, space for tumble dryer. To the right of the aforementioned terrace is a STORE for wheelie bins, and to the left of the secondary kitchen is an enclosed area – currently utilised for storing logs. A gateway then leads to the rear of the property where there is a TERRACE and steps leading up to the main GARDEN AREA, laid to sweeping lawns and bounded by well-established borders. There is a timber GARDEN SHED, GREENHOUSE, a separately fenced-off KITCHEN GARDEN and a mature horse chestnut tree, which provides shade. The whole is fence and hedge enclosed, providing a good deal of seclusion and privacy. Directly opposite the cottage at the front is a GARAGE BLOCK. No.2 has a DOUBLE GARAGE with power and light connected, and shelving. There is parking for two vehicles in front of it.

SERVICES

All mains services are connected. Gas central heating.

DIRECTIONS

From Barnstaple Square proceed across the old bridge. At the roundabout continue right, following the road up New Sticklepath Hill (with Asda on your right). At the Stones roundabout continue straight across. Within a short distance turn left immediately after the traffic lights signed Lake. Follow this road to the mini roundabout and bear right. Continue up the hill towards Tawstock and Lake and the entrance to Sticklepath Court can be found on the right-hand side. No.2 is the 2nd in on the left, with parking in front of its garaging on the right.



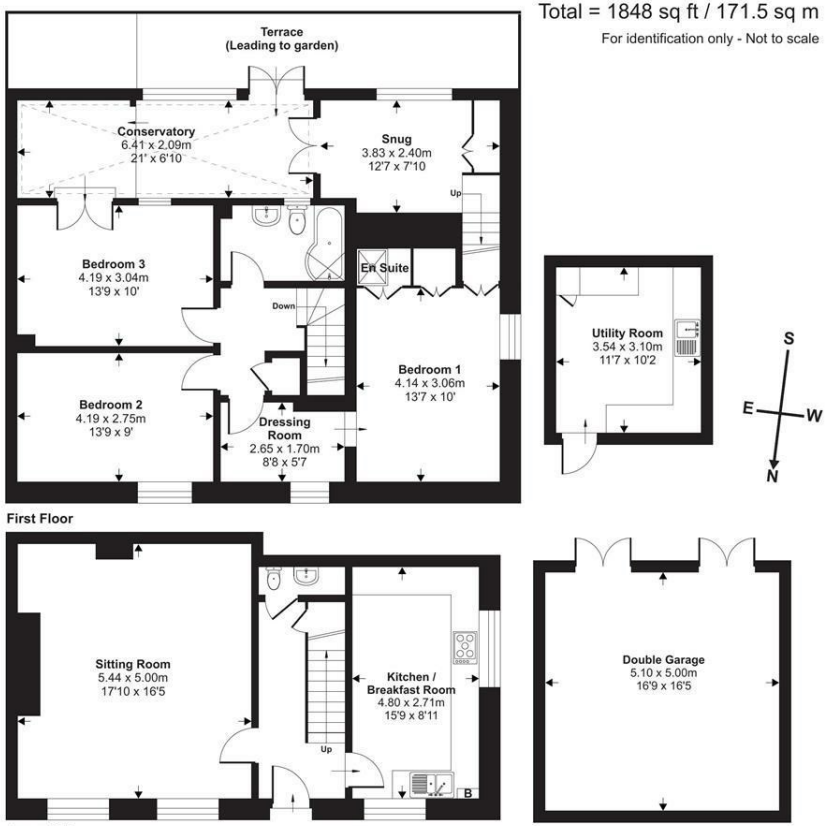




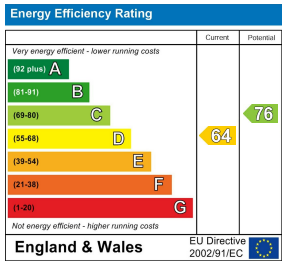
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Approximate Area = 1456 sq ft / 135.2 sq m
Double Garage = 274 sq ft / 25.4 sq m
Outbuilding = 118 sq ft / 10.9 sq m
Total = 1848 sq ft / 171.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1341370



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