



8 Orchid Close



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Barnstaple, EX31 1AQ

Within walking Distance Of Pilton Village, Barnstaple Town & North Devon Hospital

An impressive family home in an unusually quiet location with a large double garage & a beautifully appointed South-facing garden, in a convenient & sought-after location

- Four Bedrooms & Two Bathrooms
- Open-plan Kitchen/Family Room
- Bespoke Enhancements
- South Facing Garden
- Council Tax Band E
- Beautifully Presented
- Quiet, Tucked Away Position
- Very Large Double Garage
- Alarmed Garden Room & Bar
- Freehold/Chain Free

Guide Price £585,000

SITUATION & AMENITIES

Situated in a quiet position within an established and sought-after residential development in Pilton, Orchid Close enjoys a semi-rural setting on the outskirts of Barnstaple, close to North Devon District Hospital. The location offers the best of both worlds: peaceful surroundings on the edge of town, yet excellent convenience with a regular bus route, a five-minute walk to the hospital, and easy access to Pilton village with its highly regarded infant, junior and secondary schools. Barnstaple town centre is approximately five minutes by car or a pleasant walk. As the regional hub, Barnstaple provides a wide range of business, commercial, leisure and shopping facilities, including popular high-street names and an excellent selection of independent stores. The historic Pannier Market, dating back to the Saxon period, hosts traders offering general goods, local crafts and collectables. The Tarka Leisure Centre provides extensive indoor sports and activities. Road connections are strong, with access from Barnstaple to the North Devon Link Road (A361), leading to Junction 27 of the M5 in around 45 minutes. Tiverton Parkway station offers fast rail services to London Paddington in just over two hours. The renowned North Devon coastline - including the sandy surfing beaches of Instow, Croyde, Saunton (also home to a Championship Golf Course), Woolacombe and Putsborough - is around 20 minutes by car. Exmoor National Park is also easily reached. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

8 Orchid Close is a beautifully presented, bay-fronted family home set in an unexpectedly quiet position within this popular modern development, built by Messrs David Wilson Homes. The current owners have carried out numerous high-quality improvements, resulting in a stylish and well-appointed home now offered with no onward chain. The property provides bright, spacious and versatile accommodation throughout, finished with a clear sense of flair and attention to detail. Upstairs, there are four bedrooms and two bathrooms, all with bespoke built-in wardrobes and double glazing. On the ground floor, the layout includes a generous open-plan kitchen/family room, a triple-aspect living room, a study/snug, a utility room and access to the south-facing garden. Externally, the home benefits from a large detached double garage with additional driveway parking, well-tended front beds, and a cleverly designed rear garden featuring porcelain-tiled terracing and a detached garden room/bar — perfect for entertaining or relaxing in style.

ACCOMMODATION

Number 8 is approached via attractive granite steps flanked by well-stocked flower beds, leading up to the front door. A spacious entrance hall with practical LVT flooring provides access to all ground-floor accommodation and includes a useful storage cupboard for coats, along with a ground-floor WC. The kitchen/family room is the social heart of the home and an excellent size, featuring a front-facing bay window with plantation shutters that frames the dining area. The open-plan kitchen features spotlights, integrated appliances, a five-ring gas hob, high-gloss units, a vibrant colour scheme and Karndean flooring. A casual dining area is situated to the rear with double-glazed doors out to a porcelain-tiled terrace, creating a seamless link from inside to outside. A utility room sits just off the kitchen with white goods and a back door leading out to the patio.

Elsewhere on the Ground Floor is a front-facing office - ideal for working from home, but equally suitable as a guest bedroom or snug. The triple-aspect sitting room enjoys excellent natural light, with double-glazed windows, plantation shutters and double doors opening onto the terrace. The First Floor is carpeted throughout and offers four bedrooms and two bathrooms. Each bedroom benefits from bespoke built-in wardrobes with full length or half length hanging and drawers, sliding doors and storage designed specifically for musical instruments. Bedroom 1 is a particularly attractive space — spacious, dual-aspect, beautifully decorated and complete with its own en-suite shower room. The family bathroom is also well appointed, featuring a shower cubicle, side-panel bath, WC and basin.

OUTSIDE

With exceptionally neat planting to the front and side of 8 Orchid Close, the rear garden can be accessed via a garden gate off the private double driveway and adjacent porcelain-tiled pathway. The south-facing garden is a true highlight, featuring outdoor lighting, a garden tap, power sockets and two levels of porcelain-tiled terracing. These areas are framed by a beautifully crafted natural-stone wall and bespoke timber fencing with built-in remotely controlled spot lighting. One side is arranged as a dedicated barbecue area, while the other provides an ideal space for outdoor living and al-fresco entertaining. The lower tier can be reached from both the front of the house and the rear-facing reception rooms. Steps, flanked by glass balustrades, rise to the upper level and provide access to a detached, alarmed garden room complete with bar area, double glazing, under floor insulation, electrics and a separate wired internet connection making it suitable as a home office or salon type business. A very large detached double garage offers secure parking for multiple vehicles, with up-and-over doors, vaulted ceilings, lighting and generous bespoke storage units across the rear.

SERVICES

All mains services connected. Full fibre broadband available - visit <https://checker.ofcom.org.uk> to check speeds. The house and garden room are both alarmed on separate circuits.

DIRECTIONS

W3W///steep.smiled.unique

AGENT'S NOTE

We understand there is an annual charge of £332.72 per annum for the upkeep of communal areas.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

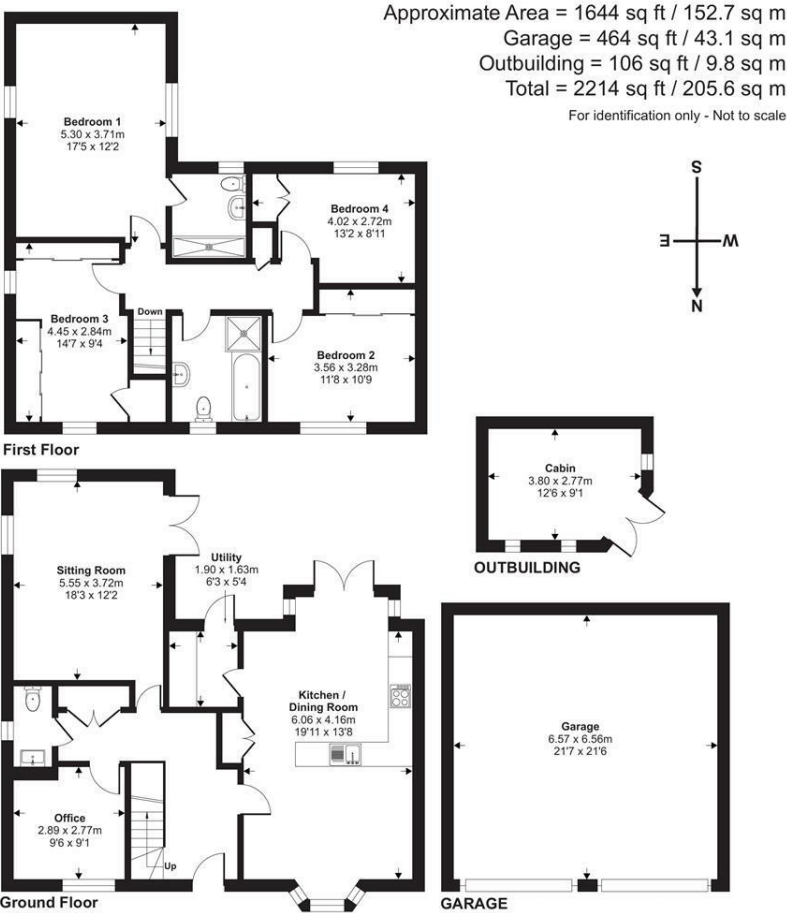


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	85	93
England & Wales		
EU Directive 2002/91/EC		

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