

STAGS

18, Lynhurst Avenue

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Sticklepath, Barnstaple, Devon EX31 2ER

Local amenities/bus services - walking distance. Tarka Trail - 5 minutes' walk. Barnstaple town centre - 15-20 minute walk

A stylish, flexible, family home finished to an exceptional standard, set within walking distance of all amenities

- Beautifully renovated & remodelled
- Deceptively spacious layout
- Immaculate family home with scope for dual occupancy
- Located in a popular Sticklepath area
- Private outdoor space with a versatile home office/studio/gym
- Extensive driveway parking suitable for multiple vehicles
- A must view
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £565,000

SITUATION

Located within a five minute walk of the the renowned Tarka Trail, which is popular among cyclists as well as walkers and leads to Instow, a prominent coastal village with a cricket ground, yacht club, and beach. Barnstaple town centre is about a 10-15 minute walk away. An Asda supermarket, a range of businesses, a gym, regular bus and railway services, and an indoor Tarka Tennis and leisure centre are all also nearby. Sticklepath plays host to a renowned fish & chip shop, Chinese take away, petrol station, corner shop and two popular public houses, in addition to primary schooling and Petroc, the North Devon College. Roundswell is a modern residential/business district located just outside of Barnstaple, with out-of-town supermarkets such as Sainsburys, Lidl, and Aldi within the vicinity. There is easy access to the A361 North Devon Link Road and within about 45 minutes, to Jct.27 of the M5 Motorway. Tiverton Parkway provides trains to London Paddington in just about 2 hours. Within about half an hour by car are the sandy surfing beaches at Saunton (also with championship golf course), Croyde and Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border.







DESCRIPTION

Beautifully renovated and deceptively spacious, this immaculate family home offers contemporary living with the added benefit of potential dual occupancy. The current owner has thoughtfully renovated, extended, and remodelled the property to create a modern yet homely space in one of Sticklepath's most sought-after locations. The home enjoys private, versatile outdoor space complete with a studio/office/gym, ideal for remote working or creative use. Extensive driveway parking provides room for multiple vehicles, including a motorhome or boat, adding to the property's practicality and appeal. This is a superb opportunity to secure a stylish, flexible home finished to an exceptional standard.

ACCOMMODATION

The entrance hall features tiled flooring and practical space for coats, boots, and everyday essentials. The sitting room is a generous, bright space with plenty of natural light.

The standout feature of the home is the impressive open-plan kitchen/diner/lounge. A bay window with fitted shutter blinds, parquet-style LVT flooring, and an extensive range of kitchen units create a stylish and welcoming environment. The kitchen includes a double oven, gas hob, integrated dishwasher, inset sink, and wine cooler. The dining area benefits from a pitched roof and bi-fold doors opening onto the garden, allowing the outside to flow effortlessly in.

A further extension provides access to a utility area, WC, and an additional bedroom with an ensuite shower room. This versatile space is ideal as an annex, office, studio, or guest accommodation.

The landing features a striking window that fills the space with natural light. The family bathroom is stylishly finished with underfloor heating, tiled flooring, a bath with shower over, WC, and sink.

There are four bedrooms, with the principal bedroom offering built-in wardrobes and a modern wet-room ensuite complete with underfloor heating, WC, and sink. All rooms are tastefully presented.

OUTSIDE

The rear garden has been cleverly landscaped for low maintenance, featuring terraced levels, raised composite decking, and extensive outdoor lighting—perfect for outdoor dining, entertaining, and BBQs.

A brilliant separate home studio/office/gym provides excellent flexibility, with additional storage attached.

To the front, the brick-paved driveway offers two entrances and parking for 4–5 vehicles, including space for a motorhome, boat. Slate steps lead to the front door, with gated access to the rear garden.

SERVICES

All mains services connected.
Gas central heating.

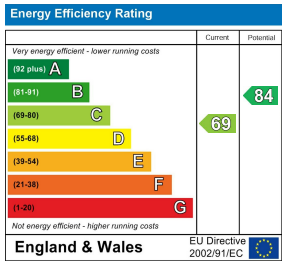






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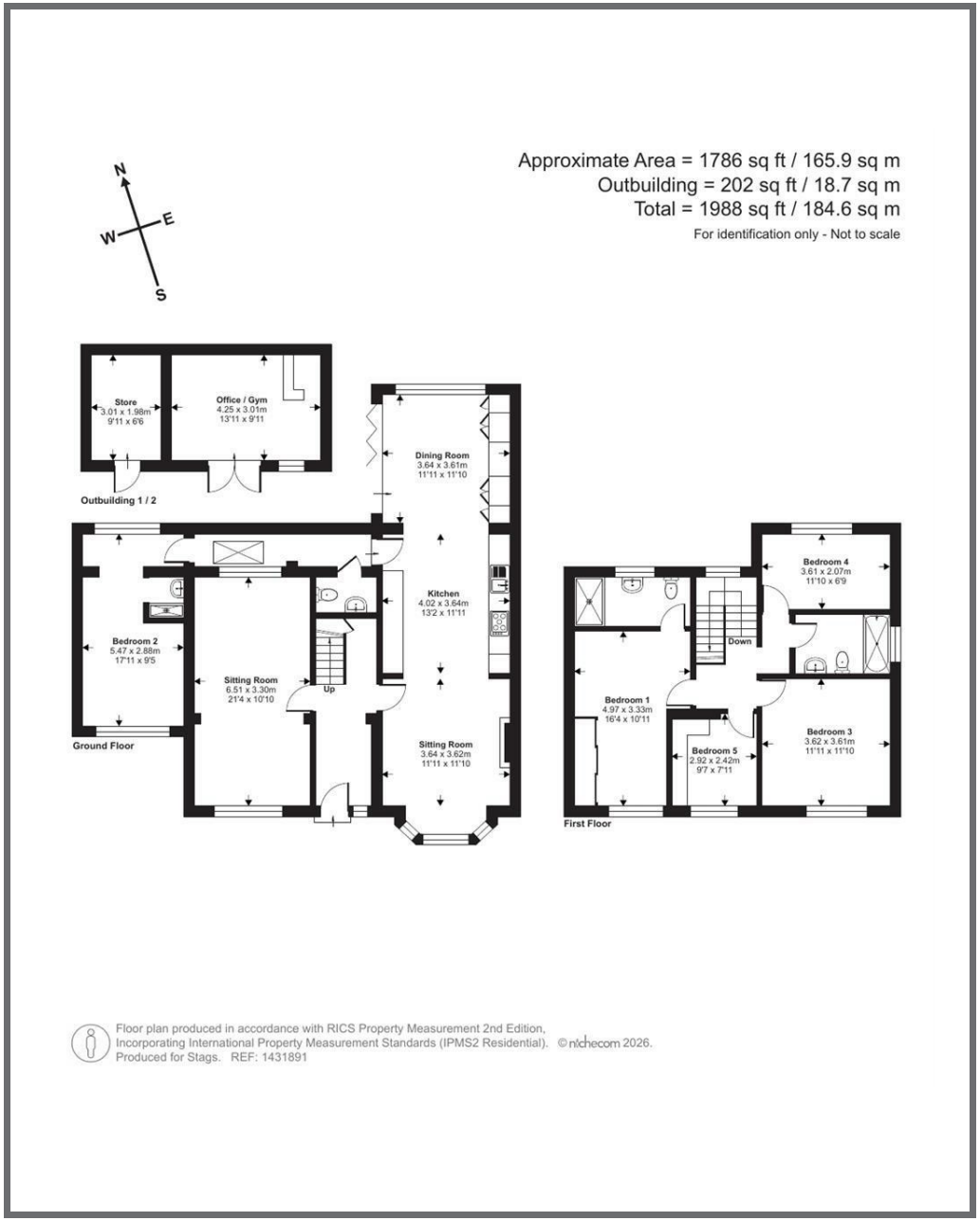




30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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