

STAGS

Linden Gates

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Linden Close, Sticklepath, Barnstaple, EX31 2HD

Barnstaple - 1.5 miles. Instow - 5 miles

Positioned within close proximity of Barnstaple Town Centre, local amenities, schools & North Devon College

- Detached four-bedroom bungalow
- Completely separate additional two-bedroom detached chalet bungalow
- Two reception rooms within the main residence
- Modern kitchen/breakfast room and separate utility room
- Private driveway parking for multiple vehicles
- Enclosed & private lawned gardens
- Conveniently located for Barnstaple town centre & local amenities
- No onward chain
- Freehold
- Council Tax Band D

Guide Price £625,000

SITUATION & AMENITIES

Sticklepath is a popular residential area situated on the eastern side of Barnstaple, conveniently positioned for access to the town centre and surrounding areas of North Devon. The renowned Tarka Trail is within easy reach and is popular with walkers and cyclists, providing a scenic route towards the coastal village of Instow, which offers a beautiful sandy beach, together with a cricket club, yacht club, traditional pubs, restaurants and other amenities.

Barnstaple town centre is approximately a 10–15 minute walk away and provides an extensive range of shopping, leisure and business facilities. Nearby amenities include an Asda supermarket, a variety of local businesses, a gym, regular bus and railway services, together with the Tarka Tennis Centre and other leisure facilities. Sticklepath itself offers a useful range of everyday amenities, including a popular fish and chip shop, Chinese takeaway, petrol station, convenience store and two public houses. Primary schooling and North Devon College are also nearby.

The modern residential and commercial district of Roundswell is readily accessible, providing a further selection of out-of-town supermarkets - including Sainsbury's, Lidl and Aldi. The North Devon Link Road provides access towards Jct. 27 of the M5 motorway in approximately 45 minutes, while Tiverton Parkway offers regular railway services to London Paddington in around two hours. North Devon's renowned sandy beaches at Saunton, Croyde and Woolacombe are approximately 30 minutes away by car, with Saunton also home to its highly regarded Championship Golf Course. Exmoor National Park is similarly accessible.







DESCRIPTION

Linden Gates is a highly individual property located in the popular Sticklepath location, position at the top of the cul-de-sac demanding a private property. There is ample driveway parking for multiple vehicles to the front elevation. The main house is currently set up as four-bedroom detached bungalow with two family bathrooms. There are two large reception rooms, with kitchen/breakfast room and separate utility room. Maple House - which is an additional two-bedroom detached chalet bungalow - has a separate living room and kitchen/diner. The private gardens are to the rear elevation, which are lovely and fully enclosed.

ACCOMMODATION

LINDEN GATES - MAIN RESIDENCE

The main residence is entered via a welcoming entrance hall, providing access to the principal accommodation. The living room is a particularly spacious reception area - featuring a gas fire which creates an attractive focal point and a cosy atmosphere. French doors provide access onto the front patio area. A second generous reception room offers excellent versatility and would lend itself particularly well to use as a formal dining room or additional sitting room. The kitchen/breakfast room is fitted with a modern range of wall and base units and provides ample space for a substantial dining table and chairs. A pedestrian door to the rear offers convenient access to the garden, while a separate utility room is positioned alongside, providing useful additional household space. The bedroom accommodation comprises four double bedrooms, with one accessed directly from the kitchen and the remaining bedrooms arranged off the central hallway. The property benefits from two bathrooms, one accessed from the main hallway and the other positioned alongside the utility room. These comprise a shower room and a separate bathroom.

MAPLE HOUSE - ADDITIONAL DWELLING

Maple House is a completely separate detached chalet bungalow, offering independent two-bedroom accommodation. The current owners have used the property for relatives and more recently as a holiday let - demonstrating its potential for a variety of uses. The accommodation is entered via an entrance porch leading into a hallway, which provides access to the separate living room. This is a good-sized reception space, with sliding doors to the front elevation allowing natural light into the room. The kitchen/dining room is similarly well proportioned and fitted with modern units. Large sliding doors to the front elevation further enhance the natural light and provide access outside. The First Floor accommodation comprises two double bedrooms and a family bathroom, creating a practical and self-contained living arrangement.

OUTSIDE

The property is approached via a private paved driveway to the front, providing convenient off-road parking for multiple vehicles and access to both detached dwellings. The enclosed rear garden is a particularly appealing feature, enjoying a good degree of privacy. Predominantly laid to lawn, it provides an excellent outdoor space for relaxing, entertaining and enjoying the surroundings.

The arrangement of the two properties and their grounds offers considerable flexibility for occupiers seeking independent living accommodation within the same setting.

SERVICES

All mains services are connected.







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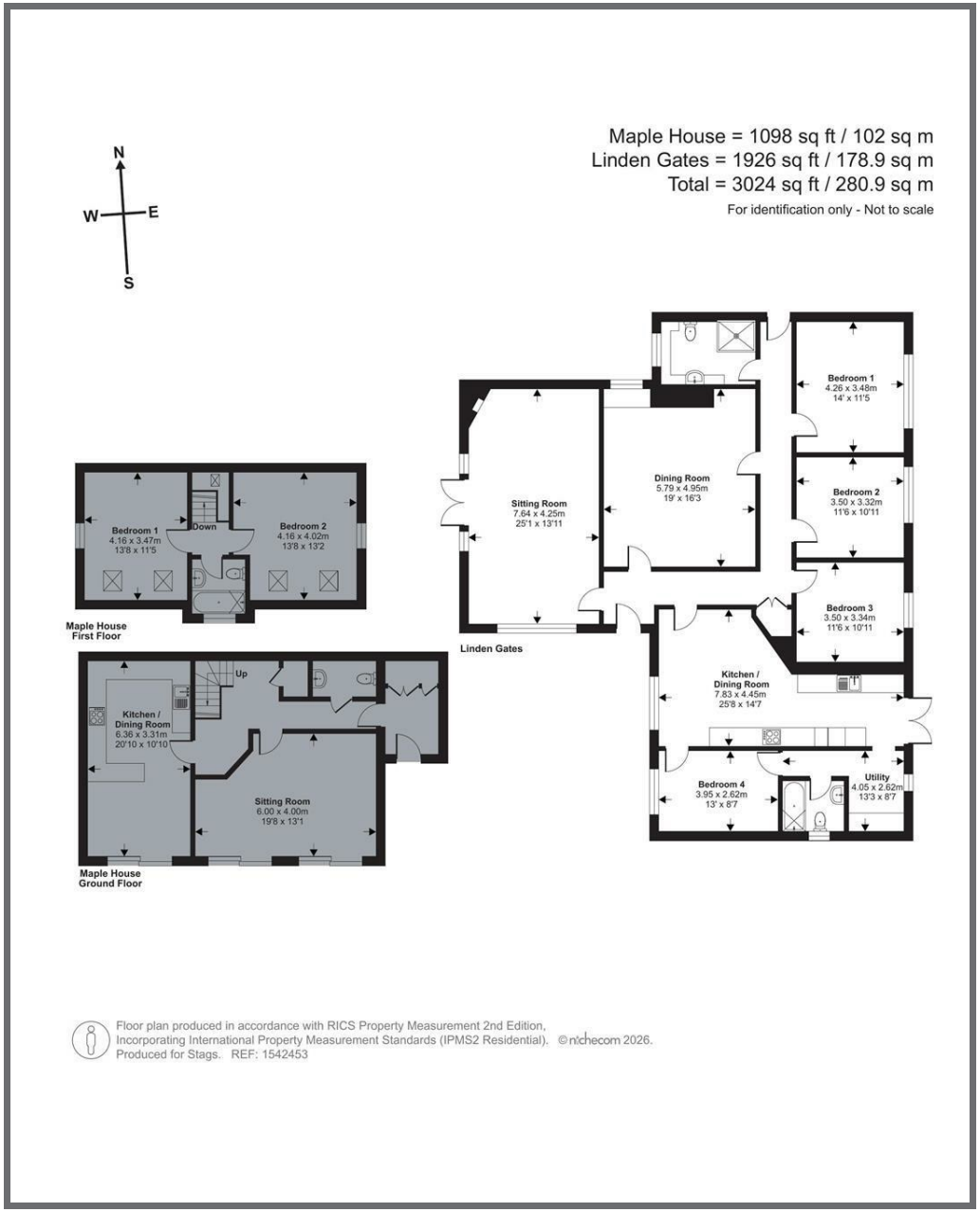

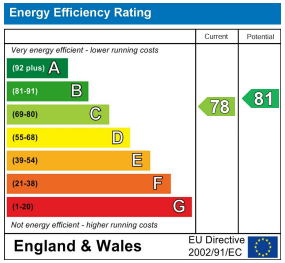

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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833