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T: 01271 379 314

E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

Bay Tree House, Bishops Tawton Road, Barnstaple, Devon, EX32 9EF

Chequers Estate Agents are delighted to present Bay Tree House, an exceptional executive detached residence occupying a generous plot within an exclusive development. Beautifully presented throughout, this versatile home offers four double bedrooms, spacious reception rooms, a stunning refitted kitchen/family room, wrap-around gardens and a highly successful self-contained one-bedroom annexe, ideal for multi-generational living or generating an additional income. An outstanding home offering space, flexibility and a wonderful lifestyle, an internal inspection is highly recommended.

Asking Price:
£650,000



- Executive detached family home in an exclusive development
- Four generous double bedrooms, including two with en-suite facilities
- Beautifully refitted contemporary kitchen/family room
- Spacious dual-aspect living room and separate formal dining room
- Self-contained one-bedroom annexe currently operating as a successful holiday let
- Ideal for multi-generational living or those seeking an additional income stream
- Wrap-around landscaped gardens with patio and multiple seating areas
- Gated driveway providing ample off-road parking for several vehicles



Chequers Estate Agents are delighted to present to the market Bay Tree House, an exceptional executive detached residence occupying a generous plot within an exclusive development of just a select few individual homes. Beautifully presented throughout and offering an outstanding level of versatile accommodation, this impressive home combines spacious family living with a highly successful self-contained annexe, making it perfectly suited to growing families, multi-generational living or those seeking an additional income stream.

From the moment you arrive, Bay Tree House immediately impresses. Double timber gates open onto a generous paved driveway providing ample off-road parking for several vehicles, whilst the attractive wrap-around gardens create a wonderful first impression and provide a superb degree of privacy. Stepping inside, you are welcomed by a bright entrance porch leading into a magnificent reception hallway. This impressive space sets the tone for the rest of the property and is flooded with natural light, offering the perfect spot for a reading area or home office, whilst also benefiting from useful under-stairs storage.

The beautifully appointed kitchen has been thoughtfully refitted by the current owners and is undoubtedly the heart of the home. Offering an excellent range of contemporary cabinetry, generous worktop space, integrated appliances and space for a Range-style cooker, it has been designed with both practicality and entertaining in mind. There is ample room for informal seating or a breakfast table, making it the perfect place for family life to unfold. Complementing the kitchen is a useful utility room, providing additional storage and laundry facilities whilst helping to keep the main living areas beautifully organised. The living accommodation is equally impressive. The dual-aspect living room is an elegant and wonderfully spacious reception room, flooded with natural light and enjoying patio doors opening directly onto the gardens. This superb room offers ample space for both relaxing and entertaining and flows effortlessly into the formal dining room via an attractive archway. The dining room itself provides an excellent setting for family meals, celebrations and dinner parties, comfortably accommodating a large dining table. Completing the ground floor is a stylish cloakroom.

To the first floor, a spacious galleried landing enjoys delightful views towards the surrounding countryside and provides access to the generous bedroom accommodation. The principal bedroom is a beautifully proportioned retreat, benefiting from fitted storage, a contemporary en-suite shower room and a staircase providing access to the adjoining annexe, allowing the accommodation to be utilised in a variety of ways should a purchaser wish. Bedroom two is another generous double room enjoying attractive countryside views and also benefits from its own en-suite shower room. Bedroom three is particularly special, featuring patio doors opening onto a superb tiled balcony with contemporary glazed balustrading. From here, you can enjoy far-reaching views across the beautifully maintained gardens and rolling countryside beyond, creating the perfect setting to enjoy a morning coffee or unwind as the sun begins to set. Bedrooms four and five are both excellent-sized rooms and provide complete flexibility for growing families, guest accommodation, nurseries or dedicated home office space. These are served by a beautifully appointed four-piece family bathroom incorporating both a separate bath and shower.

A standout feature of Bay Tree House is the beautifully appointed self-contained annexe, an increasingly sought-after addition that enhances both the flexibility and long-term appeal of this exceptional home. Whether used for multi-generational living, independent accommodation for a relative, luxurious guest accommodation, a home business or studio, or continued as a thriving holiday let, the possibilities are endless.

The annexe has been thoughtfully designed to provide complete independence whilst remaining seamlessly connected to the main residence. The ground floor offers a spacious open-plan living, kitchen and dining area, creating a bright, welcoming and sociable environment. Upstairs, a generous open-plan double bedroom is complemented by a contemporary en-suite shower room, providing stylish and comfortable accommodation for family members or guests.















Entrance Porch - A welcoming entrance porch with UPVC double glazed windows to the front and side elevations, tiled flooring and a UPVC entrance door leading into the main accommodation.

Entrance Hallway - A wonderful, light-filled reception hallway creating an impressive first impression. This versatile space is ideal as a reading area with comfortable seating or could easily be utilised as a home office. Enjoying windows overlooking part of the garden, the hallway also benefits from useful under-stairs storage, stairs rising to the first floor, radiator and vinyl flooring.

Utility Room - 7'9" x 6'10" (2.36m x 2.08m)

A well-appointed utility room fitted with a stainless steel sink set into a work surface with cupboard space beneath. There is plumbing and appliance space for a washing machine, space for an under-counter fridge, a UPVC door providing access to the front of the property, radiator and vinyl flooring.

Kitchen / Family Room - A beautifully presented contemporary kitchen offering an excellent range of work surfaces complemented by matching base and wall-mounted cupboards. Features include an inset one-and-a-half bowl sink, integrated dishwasher, integrated fridge/freezer and space for a Range-style cooker, creating a wonderful focal point for the room. The current owners have created a cosy snug area, although there is ample space for a family dining table if desired. Dual aspect UPVC double glazed windows flood the room with natural light, whilst laminate flooring and a radiator complete the space.

Living Room - 20'6" x 13'5" (6.25m x 4.1m)

A superb, generously proportioned living room filled with natural light from dual aspect UPVC double glazed windows and patio doors opening onto the rear garden. Offering an ideal space for both relaxing and entertaining, the room enjoys three radiators, fitted carpet and an attractive archway leading through to the dining room.

Dining Room - 18' x 9'1" (5.49m x 2.77m)

A spacious and bright dining room with ample space for a large dining table, making it ideal for family meals and entertaining. UPVC double glazed window to the side elevation, radiator and fitted carpet.

Cloakroom - 7'5" x 4'11" (2.26m x 1.5m)

A modern cloakroom fitted with a low-level WC, vanity wash hand basin, UPVC double glazed window to the side elevation, radiator and vinyl flooring.

First Floor

Landing - A spacious galleried landing enjoying plenty of natural light from a UPVC double glazed window overlooking the gardens and rolling Devon countryside beyond. There is a useful airing cupboard housing the hot water cylinder with linen shelving, radiator and fitted carpet.

Bedroom One - 13'10" x 10'4" (4.22m x 3.15m)

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A generous principal bedroom featuring two UPVC dormer windows to the front elevation. The room benefits from built-in storage, access to loft space and a staircase leading down to the annexe, offering the potential to reinstate separate living accommodation if required. Radiator and laminate flooring. Please note there is some restricted head height within this room.

En-suite

Modern suite comprising a corner shower cubicle, vanity wash hand basin, WC, heated towel rail and vinyl flooring.







Bedroom Four - 11'7" x 6'9" (3.53m x 2.06m)

A well-proportioned single bedroom or small double with UPVC double glazed window to the side elevation and fitted carpet.

En-suite

A modern suite comprising a double shower cubicle with tiled surrounds, WC, pedestal wash hand basin, heated towel rail, Velux window and vinyl flooring.

Bedroom Two - 13'1" x 12'1" (4m x 3.68m)

A spacious and light-filled double bedroom enjoying delightful views across neighbouring fields. Offering ample space for bedroom furniture, the room benefits from a UPVC double glazed window, radiator and fitted carpet.

En-suite

Modern suite comprising a corner shower cubicle, vanity wash hand basin, WC, heated towel rail and vinyl flooring.

Bedroom Three - 13'9" x 10' (4.2m x 3.05m)

A beautifully presented double bedroom with UPVC double glazed window and patio doors opening onto a superb balcony with newly installed balustrading. The balcony enjoys lovely views over the rear garden and surrounding countryside, making it a wonderful place to relax. Radiator and laminate flooring.

Bedroom Five - 14'8" x 8'7" (4.47m x 2.62m)

A versatile room currently utilised as a dressing room and snug but equally suited as a double bedroom, nursery or home office. UPVC double glazed window to the side elevation, radiator and fitted carpet.

Family Bathroom - 9'9" x 7'1" (2.97m x 2.16m)

A stylish four-piece bathroom suite comprising a panelled bath with mixer tap, separate shower cubicle with tiled surrounds, WC and pedestal wash hand basin. UPVC double glazed window to the side elevation, heated towel rail and vinyl flooring.

Outside - The property is approached through double wooden gates opening onto a generous paved driveway providing ample off-road parking for approximately three / four vehicles.

The gardens are a true highlight of the home, offering a peaceful and private setting that has been lovingly maintained. Predominantly laid to lawn with mature flower and shrub borders, the grounds provide an idyllic environment for both families and keen gardeners alike. A number of seating areas have been thoughtfully positioned throughout the garden, allowing you to enjoy the tranquillity, entertain guests or simply admire the surrounding countryside and this exceptional home.

Annexe - A fantastic addition to the property, the self-contained annexe offers flexible accommodation ideal for multi-generational living, dependent relatives, guest accommodation or those seeking a degree of independent living. The annexe is well-presented throughout and provides comfortable, versatile living space whilst remaining connected to the main residence.




HOME







Ground Floor



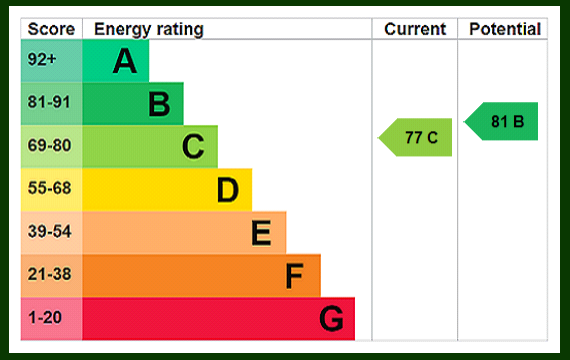
First Floor

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









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CHEQUERS

Est. 1992

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

T: 01271 379 314 **E:** enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk