

CHEQUERS

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3 Manor View, Manor Park, Sticklepath, Barnstaple, Devon, EX31 2AQ

Chequers Estate Agents are delighted to present Manor View, a beautifully presented three-bedroom detached home, understood to have been built in 2010 and quietly set within an exclusive close of just three properties in the sought-after outer area of Sticklepath. The property offers stylish, well-balanced accommodation including a modern kitchen/dining room, spacious lounge, principal bedroom with en-suite, two further bedrooms and a family bathroom, together with a private garden, garage and off-road parking.

Offers Over:
£325,000



- Beautifully presented three-bedroom detached home
- Understood to have been built in 2010
- Quietly positioned in an exclusive close of just three properties
- Sought-after outer area of Sticklepath
- Private, set-back position offering peace and seclusion
- Stylish and well-balanced accommodation throughout
- Contemporary kitchen/dining room ideal for modern living
- Spacious and light-filled lounge
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Private garden, garage and off-road parking
- A rare opportunity



Chequers Estate Agents are delighted to present Manor View, a beautifully appointed three-bedroom detached residence, understood to have been constructed in 2010 and tucked away in a private, set-back position within the ever-popular outer area of Sticklepath. Enjoying a quiet and exclusive close of just three homes, this is a truly rare opportunity to acquire a property of such privacy, quality and distinction.

From the moment you arrive, Manor View impresses with its discreet setting and sense of calm, offering an immediate feeling of exclusivity. Designed with modern family living in mind, the home combines clean architectural lines with thoughtfully curated interiors, creating a refined yet welcoming environment that is both stylish and practical. Upon entering the property, you are greeted by a bright and inviting entrance hallway that sets the tone for the accommodation beyond. The space feels instantly warm and welcoming, providing an elegant introduction to the home while offering effortless access to the principal ground-floor rooms.

The heart of the home is the contemporary kitchen/dining room, a beautifully designed space that perfectly balances form and function. Well-proportioned and filled with natural light, it offers ample storage and preparation areas alongside generous dining space, making it ideal for both everyday family life and entertaining guests. Patio doors create a seamless connection to the garden, enhancing the sense of flow between indoor and outdoor living. The lounge is equally impressive—light, spacious and tastefully presented—offering a comfortable retreat for relaxation. With views across the garden and an abundance of natural light, this room provides a calm and elegant setting for both quiet evenings and social gatherings.

A stylish ground-floor cloakroom completes the downstairs accommodation, adding further convenience for modern living. Rising to the first floor, the sense of space and quality continues. The principal bedroom is a superbly proportioned retreat, offering a peaceful and luxurious atmosphere with ample room for furniture. The en-suite shower room is finished to a high standard, providing a sleek and contemporary addition that enhances everyday comfort. Two further bedrooms are thoughtfully laid out, each offering versatility for family members, guests, or those seeking a dedicated home office. A modern family bathroom serves these rooms, finished with tasteful fittings and designed to provide both practicality and elegance. Externally, the property continues to impress. The private garden is ideal for both relaxation and entertaining, offering a secure and tranquil space to enjoy throughout the seasons. Off-road parking and a garage further enhance the practicality of this exceptional home.

Manor View represents a unique opportunity to acquire a modern detached residence in a private and highly sought-after setting, combining peace and seclusion with excellent accessibility. Presented to the market by Chequers Estate Agents, this is a home that truly stands apart—offering refined living in a location perfectly suited to contemporary lifestyles.















Entrance Hallway - A spacious and welcoming entrance hallway providing level access to all ground floor accommodation. Stairs rise to the first-floor landing with a UPVC double-glazed window to the front elevation allowing in plenty of natural light. Additional features include useful under-stairs storage, radiator, and LVT flooring.

Cloakroom – - 6'8" x 3' (2.03m x 0.91m)

A modern cloakroom fitted with a UPVC double-glazed obscure window to the side elevation. Comprising WC and pedestal wash hand basin, radiator, LVT flooring, and housing the consumer fuse board.

Kitchen/Diner – - 14'5" x 11'9" (4.4m x 3.58m)

A beautiful, contemporary kitchen/dining room offering ample cupboard and preparation space. The kitchen features a one-and-a-half bowl inset sink with work surfaces and storage below, complemented by matching wall cabinets and drawers. Integrated appliances include a double oven, four-ring gas hob with extractor over, and fridge/freezer, with space and plumbing for both a washing machine and dishwasher. There is ample space for a good-sized dining table, making it ideal for family meals and entertaining. The room is naturally bright with a UPVC double-glazed window to the side elevation and UPVC double-glazed patio doors opening directly onto the garden. Finished with radiator and LVT flooring.

Lounge – - 20'1" x 13'2" (6.12m x 4.01m)

A beautifully light and spacious living room featuring a UPVC double-glazed window to the front elevation with rolling fields visible in the distance. UPVC patio doors provide access to the side garden, enhancing the indoor-outdoor feel. A stylish electric feature fireplace creates an attractive focal point, with a useful adjacent storage cupboard, radiator, and fitted carpet.

First Floor

Landing - A bright and spacious landing area with a roof window. Includes a useful airing cupboard with fitted radiator and shelving, and fitted carpet.

Bedroom One – - 14'6" x 12'1" (4.42m x 3.68m)

A generous and light principal bedroom with a UPVC double-glazed window to the side elevation. The room comfortably accommodates a king-size bed and additional furniture. Wardrobes are available by negotiation. Finished with radiator and fitted carpet.

En-Suite – - 7'8" x 3'8" (2.34m x 1.12m)







A modern en-suite shower room comprising a double walk-in shower with splashback and shower over, WC, and vanity wash hand basin. Features include a UPVC double-glazed obscure window to the side elevation, heated towel rail, and vinyl flooring.

Bedroom Two – - 13'3" x 10' (4.04m x 3.05m)

A spacious double bedroom with UPVC double-glazed window to the side elevation enjoying views towards rolling fields in the distance. Offers ample space for bedroom furniture and storage, radiator, fitted carpet, and access to loft space.

Bedroom Three – - 10'1" x 9'8" (3.07m x 2.95m)

A light and airy double bedroom with UPVC double-glazed window to the front elevation overlooking fields in the distance. Finished with radiator and fitted carpet.

Bathroom – - 7'7" x 5'6" (2.3m x 1.68m)

A modern three-piece white suite comprising panelled bath with shower over and tiled surround, WC, and vanity wash hand basin. Part-tiled walls, heated towel rail, vinyl flooring, and a Velux roof window.

Outside - To the front of the property is a paved driveway providing off-road parking for one car, leading to a single garage with up-and-over door. A paved pathway leads to the front entrance, bordered by established shrubs. Side access leads to the fully enclosed rear garden, offering a high degree of privacy. The garden is mainly laid to lawn with an area of decorative chippings, ideal for a table and chairs and summer barbecues. A decked seating area sits to the side of the garden, perfectly positioned for alfresco dining and enjoying the patio doors from the living room. Relatively low-maintenance and ideal for children, pets, and outdoor entertaining.

Garage - With up and over door, power and light connected and storage in the roof space.





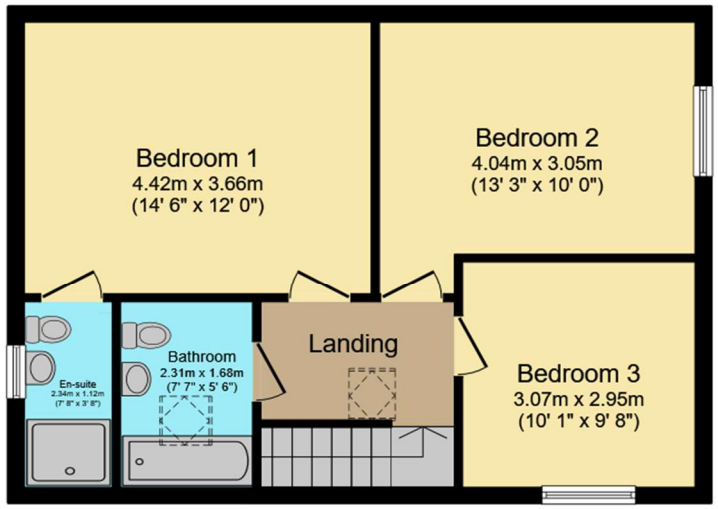






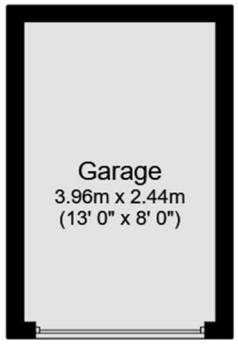
Ground Floor

Floor area 52.0 sq.m. (560 sq.ft.)



First Floor

Floor area 52.0 sq.m. (560 sq.ft.)



Garage

Floor area 9.7 sq.m. (104 sq.ft.)

Total floor area: 113.7 sq.m. (1,223 sq.ft.)

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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