Red House

Barnstaple, Devon, EX31 3NP

Key Details

An impressive detached family home extending to over 2,500 sq ft, set within a generous 0.5-acre plot, offering five bedrooms, multiple reception rooms, dedicated home office space and superb family living accommodation, all occupying a private position within one of Roundswell's most sought-after locations.

3 5 3 239.0 sq.m

Freehold

Guide Price

£800,000

- Five bedrooms
- Impressive detached family home
- Edge of town location
- Three reception rooms
- Far reaching views



Gallery









An impressive detached family home set on a generous plot with stunning far-reaching views. Offering space, privacy and flexibility, this is one not to miss.

Description

A substantial detached family home extending to in excess of 2,500 sq ft, occupying a generous plot of approximately 0.5 acres in a tucked-away position on the edge of the popular residential area of Roundswell. Offering versatile and exceptionally well-balanced accommodation, the property combines spacious family living with extensive outdoor space, making it ideally suited to growing families and those seeking a home with room to work, entertain and relax.

At the heart of the property is a beautifully appointed kitchen/dining room, finished with a range of quality fitted units and providing an excellent space for modern family life. A generous lounge offers plenty of room for relaxation, whilst further ground floor accommodation includes a welcoming entrance hall, utility room, cloakroom and two separate office rooms, ideal for those working from home or requiring additional reception space.

To the first floor are five well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. Bedrooms two and three are connected by a convenient Jack and Jill en-suite shower room, whilst the remaining bedrooms are served by a family bathroom, creating a practical and flexible arrangement ideally suited to modern family living and visiting guests.

Externally, the property sits within grounds of approximately 0.5 acres, with extensive lawned gardens providing a wonderful setting for family enjoyment, outdoor entertaining and recreation. The generous plot offers a high degree of space and privacy, rarely found in such a convenient residential location.

Combining over 2,500 sq ft of accommodation with a sizeable plot, flexible living space and a highly desirable position, this impressive home presents a rare opportunity to acquire a substantial family residence within one of Barnstaple's most sought-after locations.







Services & Additional Information

Mobile

Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband

Broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Services & Outgoings

We understand that mains electric and water are connected to the property. Oil central heating. Private drainage.

Local Authority & Council Tax

North Devon Council - Band G

Flooding

The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Planning

The sellers have advised us that the trees are protected with a TPO.

Services & Additional Information

Construction

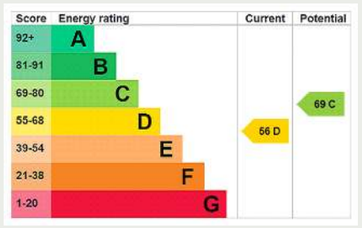
Brick

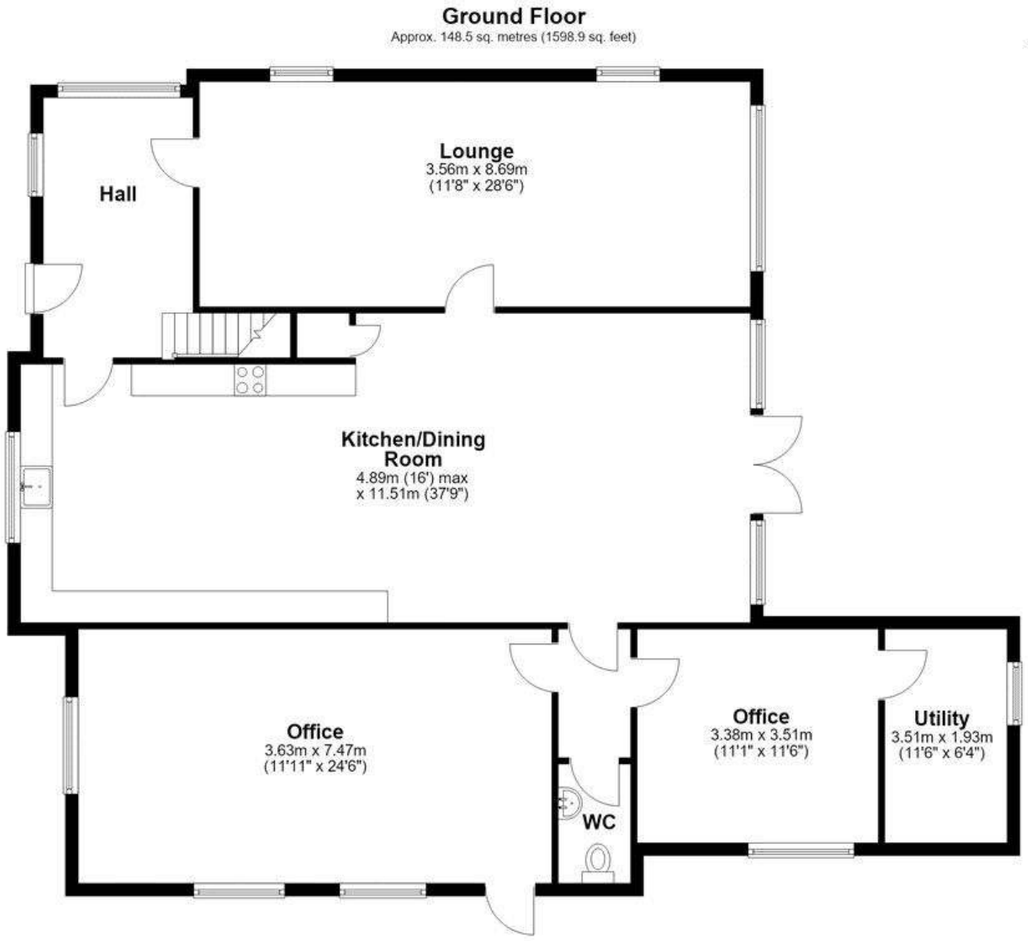
Plans

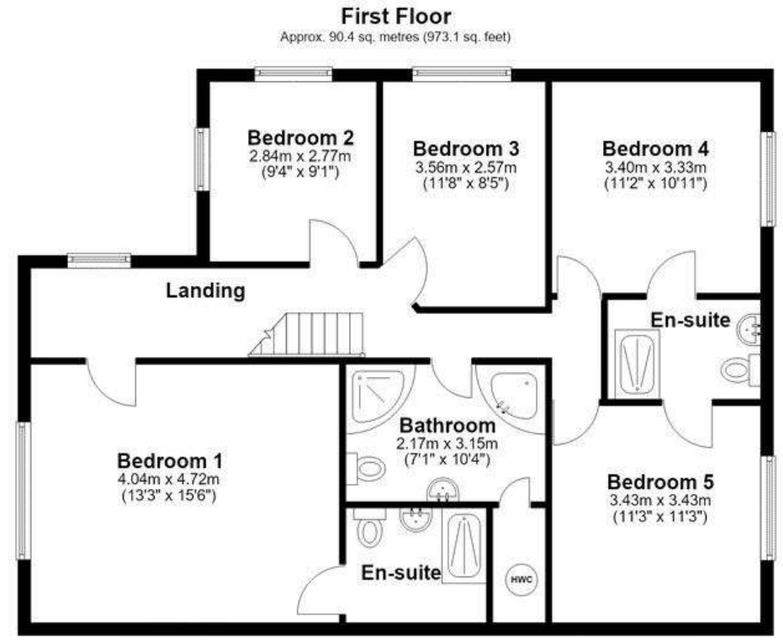
Internal Floor Area

239.0 sq.m

EPC Rating = D





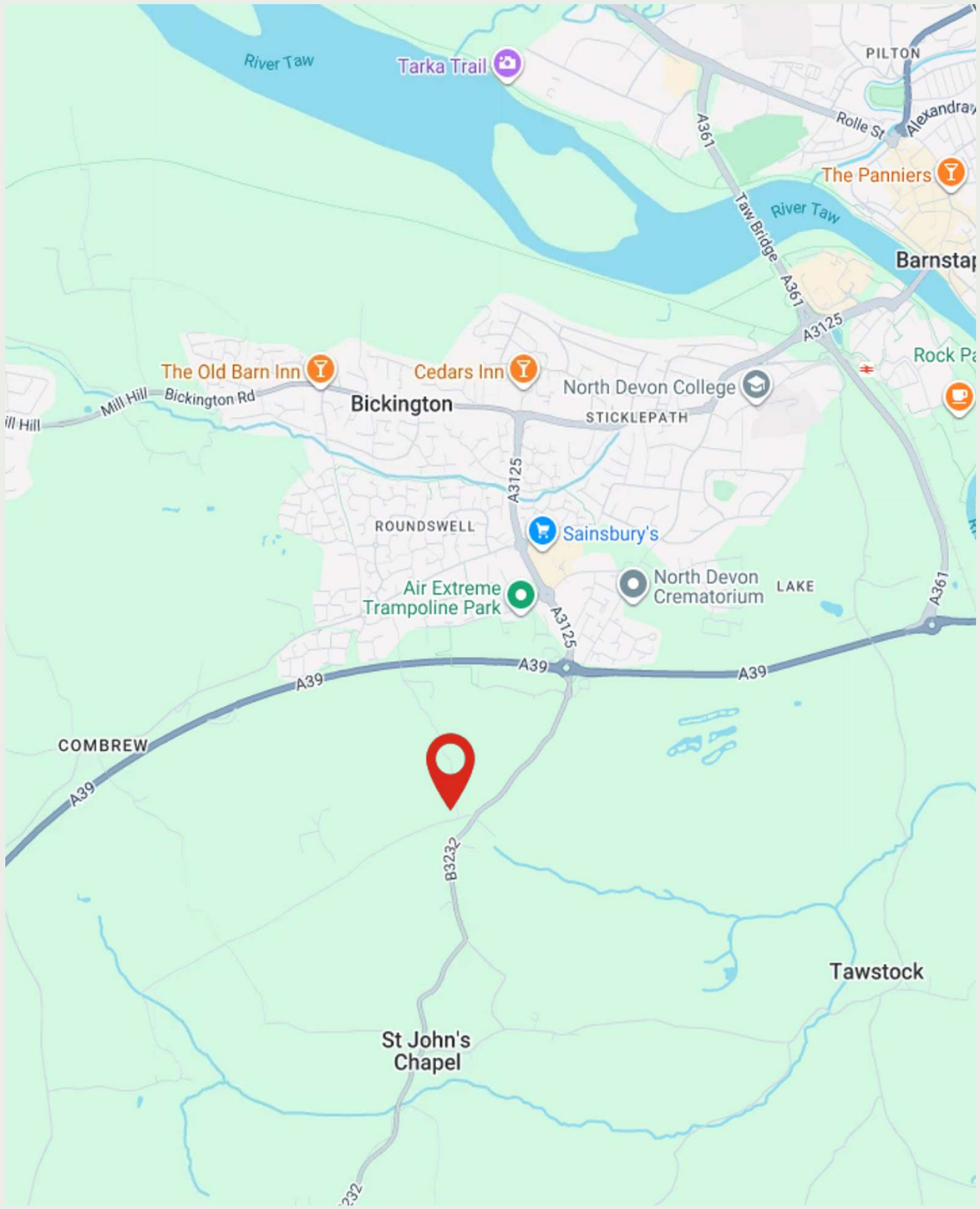


Total area: approx. 239.0 sq. metres (2572.0 sq. feet)

Location

Situation

Red House occupies an outstanding position whilst enjoying easy access to the A39 Atlantic Highway, the A361 North Devon Link Road and the B3232. Roundswell offers an excellent range of shops, supermarkets and facilities. The property lies approximately 2 miles south of Barnstaple town centre and provides easy access to nearby market towns of Bideford (7.5 miles) and Great Torrington (8.5 miles).
The A361 North Devon link road, provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.
Barnstaple, the historic and regional centre of North Devon affords a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is just some 40.8 miles in distance.



Directions

trickling.estate.token

Important Notices

Disclaimer & Important Information

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

For clarification we wish to inform any prospective purchasers that whilst we endeavour to make our sales particulars as accurate and reliable as possible, they have been prepared as a general guide. If there are any points which are of particular importance to you, please contact the office, especially if you are contemplating travelling some distance to view the property.

Any areas, measurements or distances are approximate and any room sizes provided should not be relied upon for carpets or furnishings. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not carried out a detailed survey, tested any services, equipment, facilities or appliances. Purchasers must satisfy themselves by inspection or otherwise.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

Viewing Health & Safety Policy

In accordance with our Health and Safety policy all parties undertaking viewings do so at their own risk. In the event of the property being a site with associated risks/renovation requirements, and if so directed by a member of GTH viewers must wear their own appropriate Personal Protection Equipment (PPE).

Viewers must be vigilant when viewing working farms/land, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.

If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) we/the seller cannot be held liable for any damage or personal injury or associated claim for compensation.

Contact Us

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Viewings strictly by appointment with the agents, Greenslade Taylor Hunt.

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