



WOOLLIAMS

Property Services

Guide price £400,000

Chaddiford Lane, Barnstaple, EX31 1RF



6

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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The ground floor includes an entrance hall, a dining room with a bay window, a lounge with patio doors opening to the rear, and a timber sitting area. A generous 20-foot kitchen/breakfast room is fitted with a range of units and leads into a large, double-glazed conservatory that brings in plenty of natural light. There is also a spacious ground-floor bedroom with an en suite shower room, making it ideal for a relative or guest accommodation. Upstairs, the first floor offers five further bedrooms and two fully tiled bathrooms. Outside, the front of the property features a brick-paved driveway providing parking for several vehicles. To the rear is a substantial, three-tier timber decked garden, complemented by gravelled and planted areas, offering plenty of space for outdoor living and entertaining.

Situated on the western outskirts of Barnstaple in a well-established residential area, 53 Charford Lane presents a spacious and versatile semi-detached home that has undergone significant renovation to offer extended living space, ideal for a growing or multi-generational family. The property provides 5 to 6 bedrooms and the potential to accommodate two households if desired.

The home benefits from uPVC double glazing and gas-fired central heating, though some general updating and refurbishment would enhance its full potential. The ground floor includes an entrance hall, a dining room with a bay window, a lounge with patio doors opening to the rear, and a timber sitting area. A generous 20-foot kitchen/breakfast room is fitted with a range of units and leads into a large, double-glazed conservatory that brings in plenty of natural light. There is also a spacious ground-floor bedroom with an en suite shower room, making it ideal for a relative or guest accommodation.

Upstairs, the first floor offers five further bedrooms and two fully tiled bathrooms. Outside, the front of the property features a brick-paved driveway providing parking for several vehicles. To the rear is a substantial, three-tier timber decked garden, complemented by gravelled and planted areas, offering plenty of space for outdoor living and entertaining.

This is a substantial family home with great potential, set in a convenient location close to local amenities and transport links.

Barnstaple offers a good choice of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Entrance Hall

UPVC double glazed door off, staircase to 1st floor, under stairs cupboard, radiator, fitted carpet.

Lounge 4.50m x 3.80m (14' 9" x 12' 6")

UPVC double-glazed sliding patio doors to rear garden, with a pleasant country outlook. Natural stone fireplace with timber mantle, with fitted living flame co-effect gas fire, double radiator, exposed floorboards.

Dining Room 4.60m x 3.90m (15' 1" x 12' 10")

Bay window, timber fire surround with tiled insert, double radiator, fitted carpet.

Kitchen/Breakfast Room 6.40m x 3.80m (21' x 12' 6")

Range of country style kitchen units comprising an inset one and a half bowl sink unit with mixer tap, range of drawers, cupboards and integrated dishwasher. Working surface with drawers and cupboards below, space with plumbing for washing machine and dishwasher. Working surface with drawers, cupboards and end shelving. Range of wall units with end shelving, fitted dresser with glazed display cabinets above. Concealed cooker hood, gas/electric cooker points, space for double sized cooker. Part tiled walls, fitted wine rack, wood laminate flooring, door annex area access to.

Conservatory 6.90m x 3.70m (22' 8" x 12' 2")

UPVC double-glazed windows, the conservatory enjoys a pleasant country outlook. French doors to garden, radiator, ceramic tiled floor.

Ground Floor Bedroom 4.75 x 3.42

Door off

Wet Room 2.29 x 1.38

Having fully tiled walls, radiator extractor unit

Utility Area

This used to be a shower room, there is plumbing for a wash basin, extractor unit, ceramic tile floor and door to kitchen ?

Cloakroom

Having fully tiled walls and a white Sweet comprising low-level WC, wash hand basin, extract unit, ceramic tiled floor

First Floor Landing

Fitted carpet on the stairs, access to loft space. Pine panelled ceiling with six recessed spotlights, airing cupboard housing light cylinder and shelving, double radiator.

Bedroom 1 *4.10m x 3.70m (13' 5" x 12' 2")*

Bay window, two built-in double wardrobes, double radiator, exposed floorboards.

Bedroom 2 *3.80m x 3.00m (12' 6" x 9' 10")*

Affording a country outlook. Range of built-in wardrobes to one wall, radiator, exposed floorboards.

Bedroom 3 *3.90m x 3.60m (12' 10" x 11' 10")*

A double aspect room with three windows affording country views, radiator, fitted carpet.

Bedroom 4 *3.60m x 2.80m (11' 10" x 9' 2")*

Radiator, fitted carpet.

Bedroom 5 *2.70m x 2.20m (8' 10" x 7' 3")*

Radiator, built-in pine wardrobe/storage cupboard.

Bathroom 1

Having fully tiled walls and a white suite comprising a corner spa bath with seat, shower unit, pedestal wash handbasin, low level WC, radiator, ceramic tiled floor.

Bathroom 2

Having fully tiled walls and a white suite comprising spa bath with a shower unit, glazed shower screen, low-level WC, pedestal wash hand basin, radiator, ceramic tiled floor.

Outside

To the front of the house is a wide brick paved driveway which provides hard standing for several cars. There is also a gravel area and a planted side bed. To the rear of the house is a sloping garden which has been timber decked into 3 tiers. There is access onto the upper deck from the conservatory and lounge and steps lead down to a further three timber deck sitting areas which extend across the rear of the property. There is outside lighting, gravel and planted garden areas, a timber frame garden shed there's also an outside tap, pedestrian gate and side access, the rear garden enjoys views towards open fields.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band C - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Rating - C

Tenure

Freehold

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

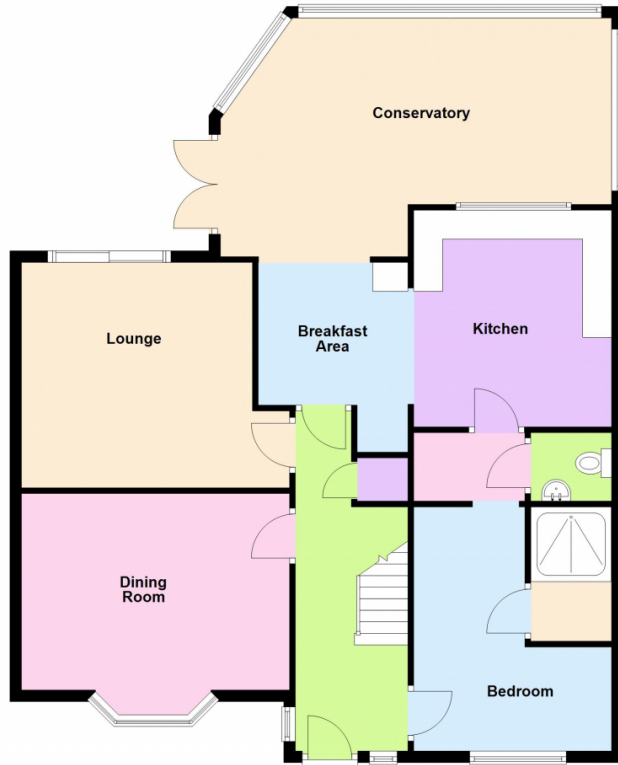
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Useful Information

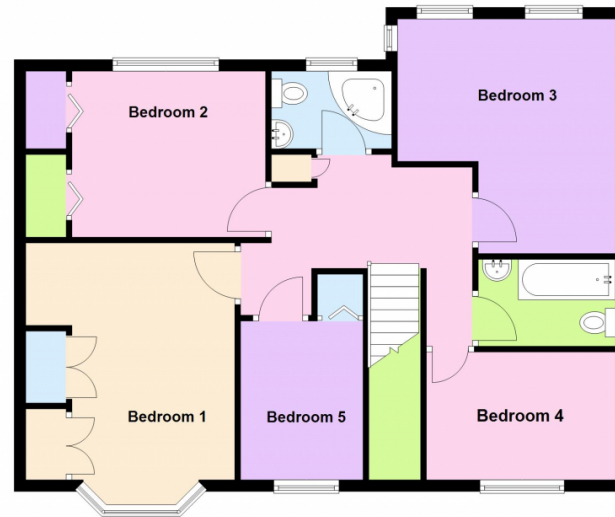
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, et,c why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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