

14, Kestrel Way

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14, Kestrel Way

Barnstaple, Devon, EX32 8QN

Within walking distance of a school, park & local amenities. Barnstaple town centre - 1.5 miles

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A beautifully presented extended 4 Bedroom Detached House with a 1 Bedroom Annexe, located in a highly convenient & sought-after area

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- Sought-after location
- Extended & spacious accommodation
- 1 Bedroom Annexe
- Secluded Garden
- Council Tax Band E
- Mature residential area
- 4 Bedroom Detached House
- All beautifully presented
- Double Garage
- Freehold

Guide Price £545,000

Stags Barnstaple

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SITUATION

Located in the popular and sought-after residential area of Westacott, the property is within striking distance of the well-regarded Orchard Vale primary school and is close to Westacott Park. There is also access to woodland walks and local amenities, with a convenience store & Post Office, fish & chip shop and hairdressers a short walk away. A regular bus service into Barnstaple town centre runs from the bottom of the road and there is a Tesco superstore a mile away.

DESCRIPTION

In a cul-de-sac of just 16 properties, 14 Kestrel Way enjoys an elevated position within its own enclave of 3 houses. Built in 1991 and occupied by the current vendors since new, 14 Kestrel Way presents elevations of painted render beneath a tiled roof, with UPVC double glazed windows and doors. The property has been thoughtfully extended and renovated over subsequent years to provide spacious living accommodation, as well as a Ground Floor Annexe. It further benefits from an attached double garage and a mature, secluded rear garden, which borders a country lane.

ACCOMMODATION

The accommodation is light and bright, with a real feeling of space. It comprises: on the Ground Floor - Entrance Porch, Hallway, WC, understairs cupboard, further storage cupboard, Utility Room with space for white goods and plumbing for washing machine and door to Garden, Kitchen/Breakfast Room with integrated appliances and space for range-style cooker, Dining Room with French doors to Garden and Living Room - also with French doors to Garden and feature fireplace. The property was extended in 1999, with both the Living and Dining spaces increased by 8ft, with the addition of a Study, further WC and a 1 Bedroom Annexe with Ensuite Shower Room and a Kitchen/Living/Dining Room with French doors onto the Garden, all accessed via an Inner Lobby off the main Living Room.

On the First Floor is a Family Bathroom, Airing Cupboard, Master Bedroom Suite with Dressing Area and Shower Room, and 3 further bedrooms - one with a feature bay window.













OUTSIDE

To the front of the property is a sweeping driveway which provides parking for 3-4 vehicles. There is a small area of lawn and a raised brick border with mature plants.

To the rear is a secluded garden, bordered by mature natural hedging with a patio area, raised lawn area with ornate metal railings and an upper decked area with a trailing clematis and a wildflower garden. The attached double garage can be access via a side pedestrian door. There is an outside tap and outside lighting.

SERVICES

All mains services connected. Gas central heating.

DIRECTIONS

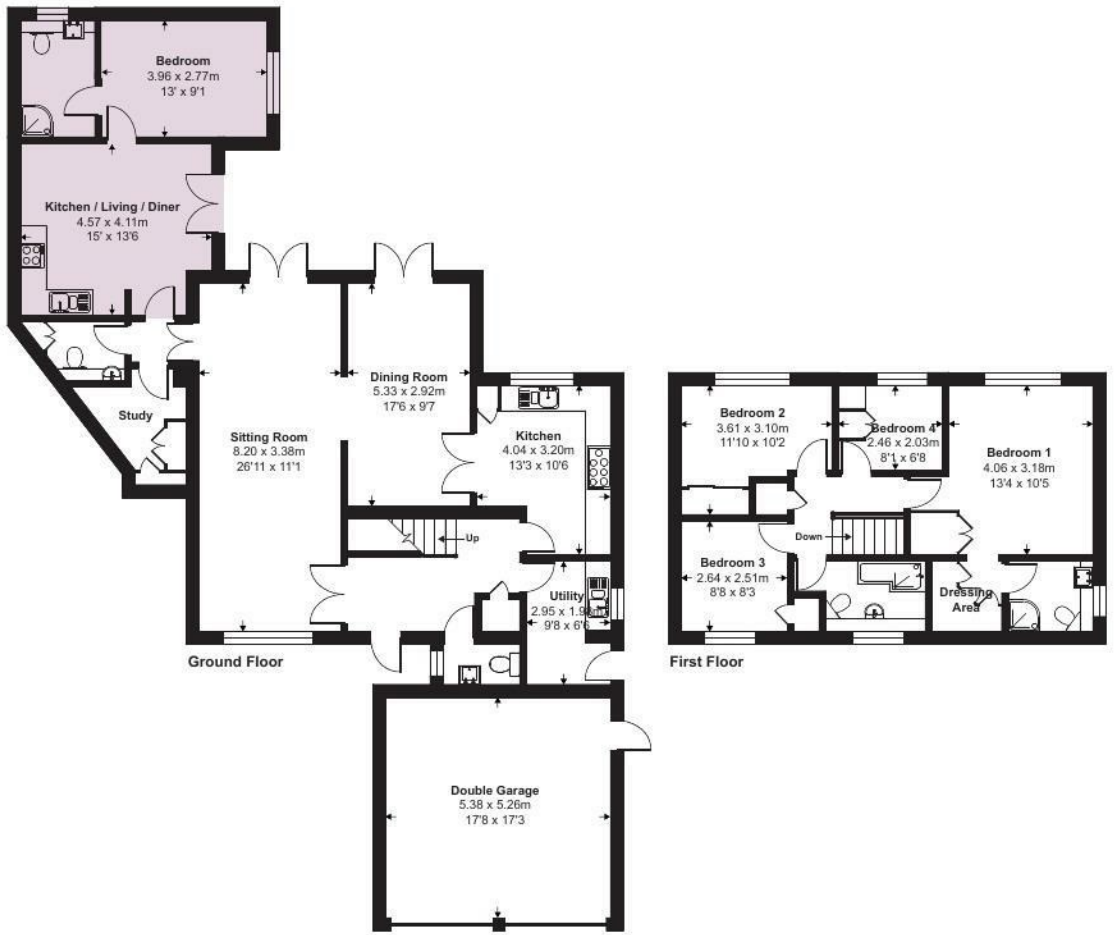
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SPECIAL NOTE

In accordance with the 1979 Estate Agents Act, Section 21, a declaration is made that the vendors are related to an employee of Stags Estate Agents.

Annexe

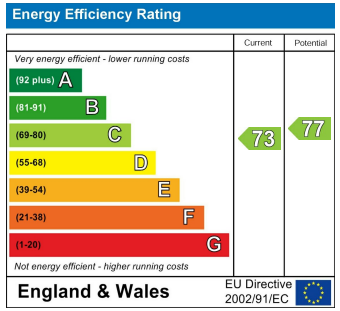
Approximate Area = 1984 sq ft / 184.3 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 2290 sq ft / 212.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1342845



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