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Directions

From Barnstaple direction, travel up the main Newport Road to the traffic lights. Turn right at here into South Street. Continue down towards Rumsam Rd and the terrace known as Clarence Place will be found on the left hand side before the left hand turn into Rumsam Rd.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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Beautiful Grade II Listed Townhouse

2 Clarence Place South Street, Barnstaple, EX32 9DU

Asking Price

£425,000

- NO ONWARD CHAIN
- Private, Walled Garden
- One Bed Annexe
- Full Of Charm & Character
- Workshop/Garage
- Close To Local Schools & Amenities





Overview

Situated in the sought-after Newport area of Barnstaple, this Grade II Listed townhouse is full of character and charm. From the elegant rendered facade with its classically proportioned windows and pillared front door surround, to the exquisite original plasterwork cornicing within, 2 Clarence Place has genuine heritage, real architectural integrity, and the kind of character that simply cannot be replicated. Inside, the beautifully proportioned sitting room is anchored by a striking original black marble fireplace, while the generous dining room, with its sage green arched alcoves and tall sash windows, is the sort of room that invites long, relaxed evenings around the table. The kitchen, housed in a characterful vaulted extension, has a wonderfully homely feel, and moving upstairs, the landing is lit from above by a beautiful original oval lantern skylight that pours natural light through the heart of the home. There are 4 generous bedrooms with one benefitting from an en-suite shower room. The family bathroom is genuinely stunning, centered around a freestanding roll-top bath on ornate brass feet alongside a separate marble-effect shower enclosure with brass fittings and warm hardwood floors beneath.

The property offers considerably more than the main house alone. A thoughtfully designed one-bedroom annexe provides superb flexibility, whether for extended family, a home working space, or an income-generating opportunity, while to the rear there is a pretty courtyard with an outdoor store and laundry room that leads to the substantial workshop and private walled garden beyond that offers a lovely outdoor retreat, well-screened by mature trees and shrubs, with a lawned area and paved terrace perfect for al-fresco dining on a sunny afternoon.

Services

All main services connected

Council Tax band

B

Annexe - A

EPC Rating

E

Annexe - D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878





Location

Newport is within easy walking distance and offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.



Room list:

Entrance Hall

Sitting Room
4.99 x 4.26 (16'4" x 13'11")

Dining Room
4.26 x 4.02 (13'11" x 13'2")

Kitchen
6.85 x 2.08 (22'5" x 6'9")

Half Landing

Bedroom 1
4.40 x 3.89 (14'5" x 12'9")

Bedroom 2
4.20 x 3.55 (13'9" x 11'7")

En-Suite Shower Room

Bedroom 3
4.09 x 3.80 (13'5" x 12'5")

Bedroom 4
4.46 x 2.31 (14'7" x 7'6")

Bathroom
3.42 x 3.22 (11'2" x 10'6")

Annexe
4.23 x 2.87 (13'10" x 9'4")

Annexe Kitchen
2.96 x 2.39 (9'8" x 7'10")

Annexe Shower Room

Workshop/Garage
4.52 x 3.87 extending to 5.93 (14'9" x 12'8" extending to 19'5")