



5 Broadgate





# 5 Broadgate

Bellaire, Barnstaple, Devon EX31 1QZ

Local amenities, Hospital & town centre within walking distance.

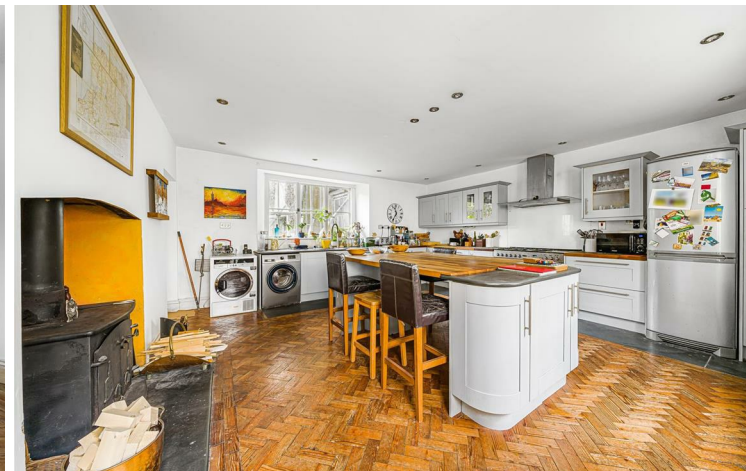
**A substantial attached Grade II listed residence in a convenient & favoured residential location.**

- Wing of former Gentleman's Residence
- 5 Bedrooms/3 Bathrooms
- Three Storeys
- Sought after location
- Character Features
- Grade II Listed
- Courtyard Garden
- 2610 SQ FT/242SQ M
- Council Tax Band D.
- Freehold

**Guide Price £399,950**

## SITUATION AND AMENITIES

Conveniently situated in a favoured residential area of Barnstaple within walking distance of local amenities, schools, North Devon District Hospital and the town centre. North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are also within easy travelling distance as is Exmoor and the North Devon Link Road, Junction 27 of the M5 Motorway is about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The nearest international Airports are at Bristol and Exeter.





## DESCRIPTION

An attached portion of a substantial Grade II listed gentleman's residence of period origin circa 1608 which we understand from the official listing on historic England was converted in to a number of individual properties in 1918.

The accommodation is characterful, spacious and versatile and arranged over 3 floors. The layout briefly consists; Entrance Hall, Kitchen/Breakfast Room with log burner, Sitting Room with stone fireplace, Bedroom (currently used as a studio) and Wet Room. On the First Floor there are 2 Bedrooms, Bathroom and a large Reception Room. On the Second Floor there are 2 further Bedrooms, one with En-suite. Outside there is a central courtyard garden.

The property is considered to be ideal as a principal residence or potentially as a second home/UK base or potentially lucrative holiday let or long term rental investment.

## SERVICES

All mains services. Gas fired central heating.

## DIRECTIONS

What3Words: <https://w3w.co/visits.gazed.blues>

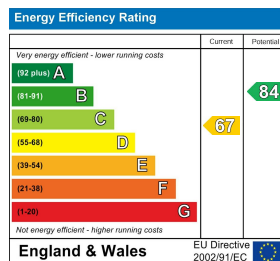
At the traffic lights at Pilton Causeway bear left and immediately right into Pilton Street, continue to the top and keep to the left immediately in front of the Church continuing to Under Minnow Road. Then turn right into Bellaire, unrestricted on street parking can be found on your right hand side, along with the property which is identified by our For Sale board.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).







30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

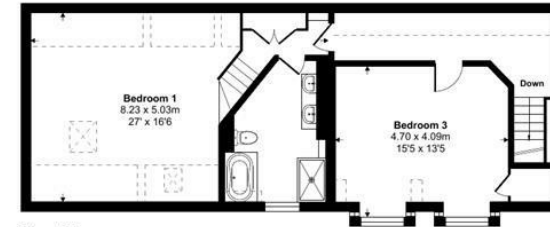
01271 322833

These particulars are a guide only and should not be relied upon for any purpose.

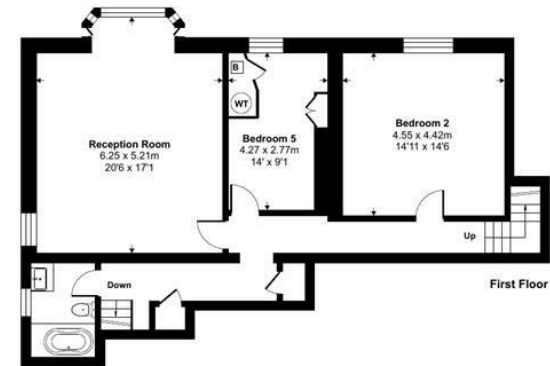
Denotes restricted  
head height

Approximate Area = 2461 sq ft / 228.6 sq m  
Limited Use Area(s) = 149 sq ft / 13.8 sq m  
Total = 2610 sq ft / 242.4 sq m

For identification only - Not to scale



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Stags. REF: 956176



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