



Chilbury, Rumsam Road







Chilbury, Rumsam Road

Newport, Barnstaple, Devon, EX32 9ER

Peaceful, convenient location, close to local amenities & within easy access of the town centre.

A detached 1920s character residence set in mature, secluded third acre gardener's garden, in one of Barnstaple's most prestigious & sought after residential areas.

- Sitting Room, Dining Room.
- Kitchen/Breakfast Room, Pantry.
- Large Attic with Windows.
- Ample parking/motor home space.
- Council Tax Band E.
- Conservatory, Cloakroom.
- 4 Bedrooms, Bathroom.
- Double Garage/Anteroom with potential.
- Delightful, well stocked gardens.
- Freehold.

Guide Price £750,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION & AMENITIES

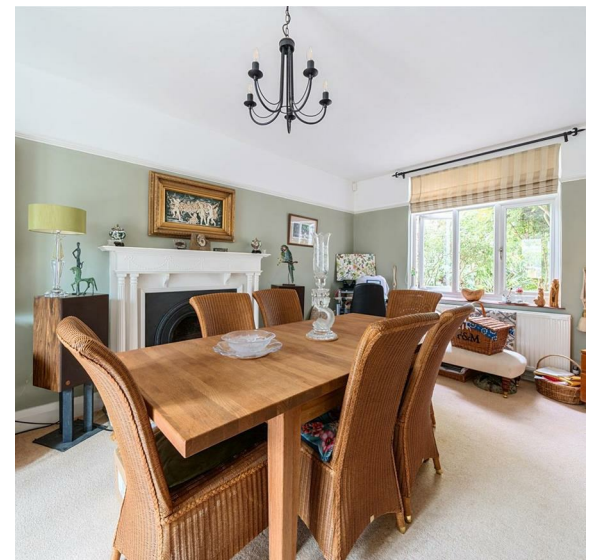
Rumsam is one of Barnstaple's most prestigious addresses, popular with professional people and favoured because it is a Conservation area, peaceful and on the south east side of the town, convenient for local facilities at Newport, including shops, schools, Rock Park and riverside walks. The town itself is easily accessible and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as pannier market, live theatre and District Hospital. Within walking distance are Newport Primary Academy and Park Secondary School, as well as the Tarka Trail, part of the national cycle network. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours. There are a number of clubs for golfers within the area, but most noted are the two championship links courses at Saunton and the Royal North Devon at Westward Ho! (the oldest club in the UK). Sailing is available on the coastal waters at Instow, a few miles away, on the banks of the River Torridge, also home to the North Devon Yacht Club. The glorious sandy surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the North. North Devon is also the only UK coastline identified as a 'World Surfing Reserve'. Exeter the county town and cathedral city, with its international airport, is just over 40 miles from Barnstaple and a regular local train operates between the two.

DESCRIPTION

This individual detached character residence presents elevations of cream Marland brick, part clad in Elm and slate hung, with all but two small windows double glazed, beneath a slate roof. The property is understood to date from between 1925 to 1930 and still has original features including tiled sills. The conservatory extension was added during the vendor's 23 year tenure. The property offers versatile accommodation with potential to convert the large loft space or extend (subject to planning permission). Externally there is a double detached garage with anteroom (also with potential to convert to annexe/studio/office/consultation or therapy rooms etc, subject to planning). Additional parking and delightful mature secluded gardens of around 1/3 acre, complement the home. This is certainly a property that needs to be viewed internally to be fully appreciated.

GROUND FLOOR

INNER HALL with built-in cloak/shoe cupboard, part painted panelled walls, step up to CLOAKROOM low level WC, wash hand basin, original stained-glass window. SITTING ROOM a triple aspect room featuring bay window overlooking the rear garden, ornamental fireplace with ornate wooden surround and slate hearth (this room was previously utilised as a dining room and therefore the reception rooms are suitable to interchange). DINING ROOM another double aspect room featuring ornamental fireplace with ornate Adam style surround incorporating four columns, slate hearth. Pair of double French doors to CONSERVATORY with UPVC frame and two pairs of French doors opening onto the rear garden, bringing the 'outside in'. KITCHEN/BREAKFAST ROOM extensively fitted with range of base and bespoke, unusually large wall units all in light oak with marble effect rolled edge work surfaces, which incorporate double bowl single drainer stainless steel sink unit, space and plumbing for dishwasher, space for freestanding electric cooker, space for upright fridge/freezer, NEFF stainless steel extractor hood. We understand that, the tiled flooring in the kitchen, pantry, utility cupboard and outside store, is Italian marble. PANTRY with shelving. UTILITY CUPBOARD with plumbing for washing machine, also housing the Ideal wall mounted condensing gas fired boiler (replaced in 2015). Above the lobby is an overhead WINE CELLAR. Door to drive with adjacent STORE.





FIRST FLOOR

LANDING large trap to loft space with retractable wooden staircase. The loft has two windows, there is light connected, a good deal of insulation, it is partly floored for storage purposes and there is the possibility of conversion to additional accommodation (subject to any necessary planning permission being obtained). Within the landing is an airing cupboard housing pre-lagged cylinder and immersion heater. BEDROOM 1 double aspect, attractive bay window overlooking the rear garden, contemporary circular wash hand basin on oak plinth. BEDROOM 2 window overlooking the rear garden, range of three double, two single and two mirror fronted wardrobes. BEDROOM 3 window to front and fitted shelving unit. BEDROOM 4 window to front, pair of double wardrobes. FAMILY BATHROOM with spa bath, hand held and overhead shower units, pedestal wash basin, wall mirror above, bidet, low level WC, ladder style heated towel rail/radiator, tiled walls.

OUTSIDE

The property is approached from the road through a pair of wooden gates, flanked by a most attractive stone wall with original railings, over a tarmac driveway which provides ample parking and turning space. This terminates between the front of the house and the DOUBLE DETACHED GARAGE which has a pair of electrically operated doors, power and light connected, good storage space in the loft, small anteroom with space for tumble dryer and upright fridge/freezer, fitted work bench with cupboards beneath. A number of PIR activated coach lamps are strategically attached to the garage and the house. The GARDENS are arranged as a series of external 'rooms'. To the front the drive is flanked by a well stocked shrubbery bed on the right and gravelled garden to the left. Notable trees and shrubs within the front garden include a Sambucca Nigre, Indian Bean Tree, Pineapple Broom Tree, Juneberry Tree. Trained up to the right hand side of the kitchen door there is a Jasmine Devon Cream intertwined with a Clematis. There is a fenced to the right of the house, whilst to the left, a further pedestrian gate and attractive stone wall leads first to a cut flower herb and KITCHEN GARDEN with GREENHOUSE below. There is then a SHADED GARDEN. Along the rear elevation is a GRAVELLED TERRACE with attractive stone retaining wall, down the right hand side of the garden there is a gravelled pathway and on the left a rustic Pergola with a wonderful re-wilding/eco area to one side which encourages wildlife. Central to these is a sweeping lawn, bounded by mature shrubbery and once again packed with masses of mature specimen plants, shrubs and trees including Roses, Magnolia, Hebe, Hazelnut Tree, Pear Tree and Birch Tree. This runs down to the bottom of the garden where there are TWO TIMBER SHEDS, a well established eating Grapevine on rustic support. The gardens are generally hedged, fenced or walled and provide a good deal of seclusion and privacy.

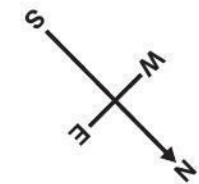
SERVICES

All mains services. Gas fired central heating. There are separate alarm systems for the house and garaging. The gas and electric meters are located in the kitchen garden area. The property benefits from superfast broadband. An Electrical Installation Condition Report was carried out and passed in August 2023. According to Ofcom Ultrafast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_checker/broadband_checker.asp)

DIRECTIONS

From our office proceed up Bear Street and turn right at the crossroads onto Alexander Road, keep left and take the first exit onto Barbican Road, again keeping in the left hand lane. Pass the ESSO garage and at the next roundabout take the first exit, passing the Ford garage. Keep right and proceed on Eastern Avenue. At the next roundabout take the third exit onto Hollowtree Road, passing the BMW garage. At the traffic lights, turn left onto Landkey Road. After a few hundred yards, turn right onto Hillcrest Road. Follow this to its end and turn left into Rumsam Road, where the property will be found within 200 yards or so, on the right hand side.

WHAT3WORDS///custom.tribune.fence

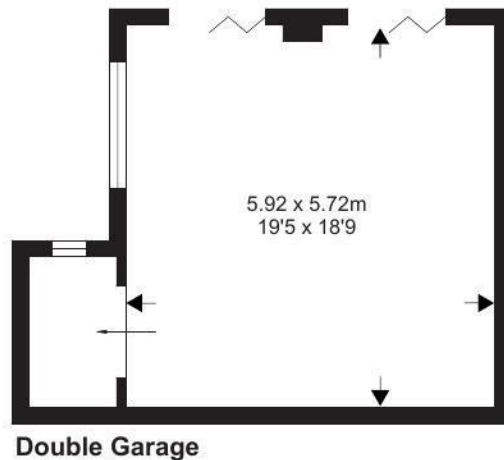


Approximate Area = 1640 sq ft / 152.3 sq m (exclude store)

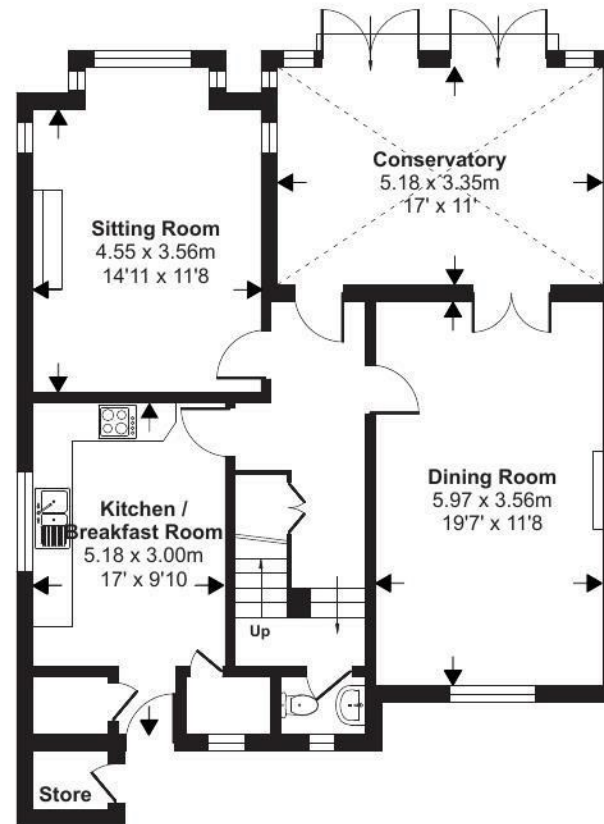
Garage = 406 sq ft / 37.7 sq m

Total = 2046 sq ft / 190 sq m

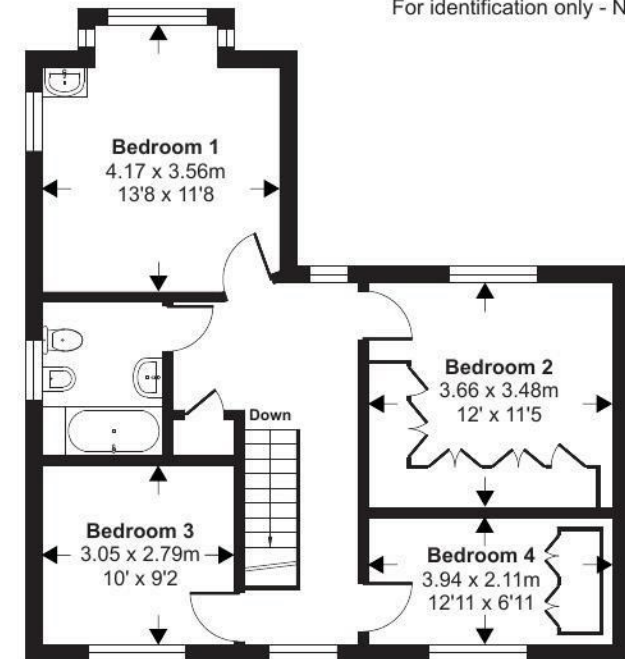
For identification only - Not to scale



Double Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Stags. REF: 1182102



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



