



1 Barbican Terrace & The Annex



**STAGS**



# 1 Barbican Terrace & The Annex

Barnstaple, Devon EX32 9HQ

Barnstaple Town Centre within level walking distance.

A magnificent Grade II listed Georgian townhouse with attached 2-bedroom cottage situated within walking distance of the park, river taw and high-street. EPC Band D

- Elegant living space with self contained annex
- The Annex; 2 Bedrooms, Living Room, Kitchen
- Off Road Parking
- Walking distance to the park, river taw and town
- Main house; 5 Bedrooms, 2 Reception Rooms
- Walled garden
- Home with income/annex
- Grade II listed

## SITUATION AND AMENITIES

The location is excellent, being only a few hundred metres from the very heart of the town centre and High Street, yet enjoying this quiet, lovely, park and riverside setting. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike.





## DESCRIPTION

1 Barbican Terrace is a magnificent Grade II listed Georgian townhouse with attached 2-bedroom annex situated within walking distance of the park, river taw and high-street. The property has been comprehensively renovated in recent years keeping with the original architecture of the house and is beautifully presented. Many of the original features remain and have been restored, including a fine fireplace, detailed cornicing and delicate ceiling moldings. All of this is complemented by a modern-day kitchen, bathrooms and furnishings. The accommodation of the main house is very well proportioned, is arranged over 3 floors and enjoys wonderful light through the house from the large sash windows and French doors to the front which open out onto the attractive walled garden. The annex which is self-contained and attached to the rear of the property comprises 2 Bedrooms, Living Room, Kitchen and Bathroom. We envisage this could suit as a holiday let wing, long term let, annex etc.

## GROUND FLOOR

Front door leading to ENTRANCE HALLWAY laminate flooring, beautiful period staircase, under-stairs cupboard. DINING ROOM carpeted, original French doors to garden. LIVING ROOM carpeted, original stone fireplace, 2 French doors leading to garden. KITCHEN slate flooring, modern wall and base units, Kenwood gas cooker with slate backing and wooden surround, tiled splash back, stainless steel sink with drainer, under counter integrated fridge freezer, integrated slim line dishwasher, double glazed bifold doors to rear courtyard and parking space.

## FIRST FLOOR

LANDING carpeted. SHOWER ROOM lime stone tiled flooring, tiled walls, walk in wet room style shower with glass screen, spot lights above, low level WC, ceramic sink with heated towel rail/radiator. BEDROOM 1 carpeted, two large sash windows looking over front garden, single door to EN-SUITE tiled flooring, shower cubicle with tiled splash back, WC, sink and painted walls. BEDROOM 2 also a double room with carpeted flooring and large sash window out to front. BEDROOM 3 another double, carpeted, sash window to rear courtyard, built in cupboards.

## SECOND FLOOR

LANDING with cupboard and utility space which includes tiled flooring, space for washer/dryer and ceramic sink. BATHROOM with tiled flooring, side panel bath with tiled splash back, heated towel rail/radiator, ceramic sink with vanity unit under, storage in eaves. BEDROOM 4 carpeted flooring, ceiling spot lights, access to eaves, window with views over Barnstaple. BEDROOM 5 carpeted, spot lights, space in eaves and window to the front.

## THE ANNEX

The annex which is attached to the rear of the property and is self contained with separate front door comprises of; Living Room, Kitchen, Bathroom and 2 Bedrooms.

## OUTSIDE

Externally, to the front is the charming south facing garden which is walled on all sides and has been planted to provide colour throughout the year. The garden includes a generous patio seating area which flows nicely back into both the living room and dining room. In addition, there is a rear courtyard and private parking.

## SERVICES

All Mains connected. Gas C/H in main house. Electric heating in attached annex





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

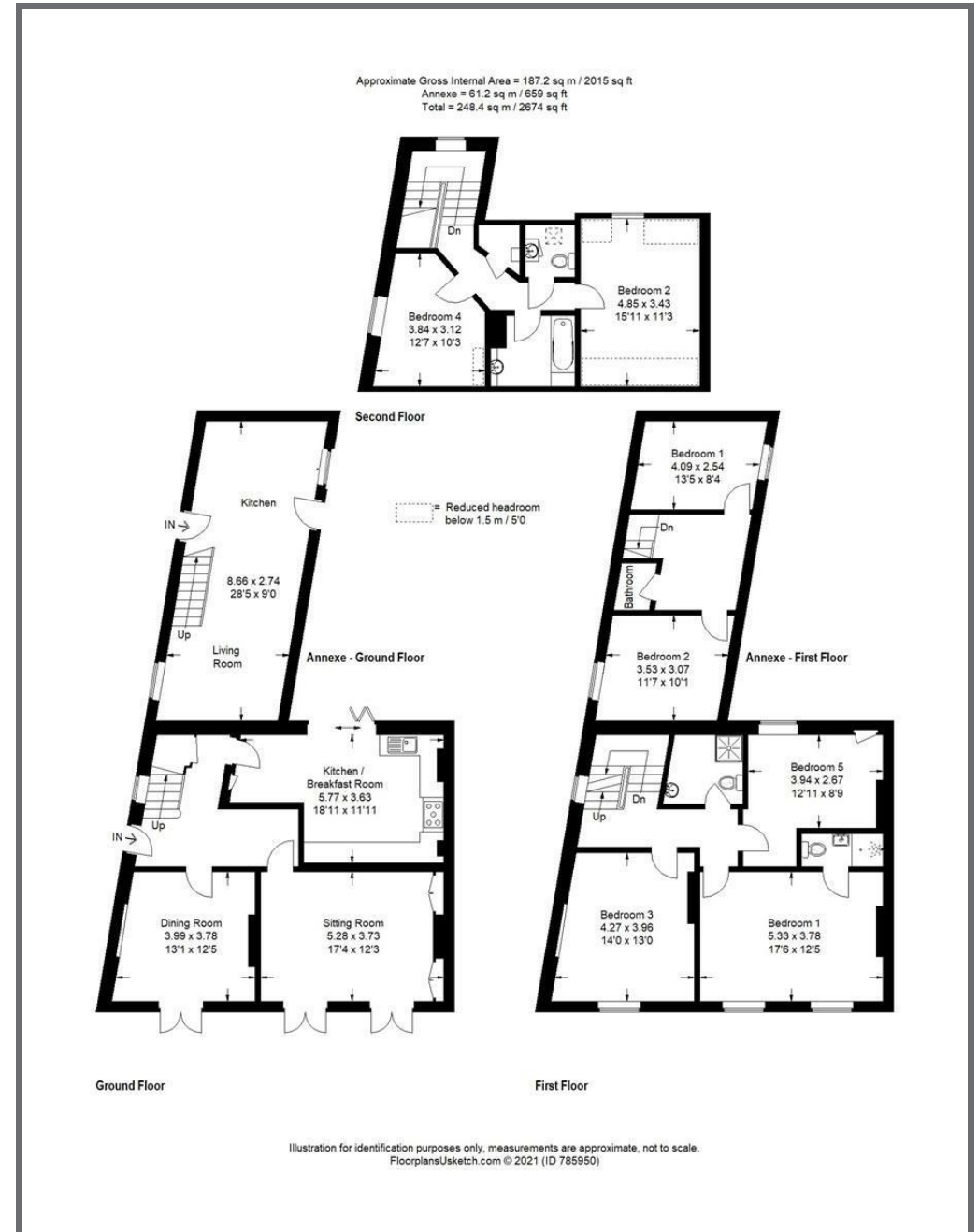


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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