



2 Lauderdale, Barnstaple, EX32 8DU

Price Guide £375,000

- Large Family Home
- Ample-Off Road Parking
- Private Rear Garden
- New Bosch Worcester Combi Boiler
- Stunning Character Features
- Close To Town
- Modern Living Spaces
- Must See!

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Presenting 2 Lauderdale, an exceptional period home that offers the perfect balance of character and modern comfort. This charming family residence features spacious living areas with a stylish, contemporary finish. The current owners have created an inviting open-plan kitchen/dining area, ideal for family living, alongside a large utility room and a separate, cosy lounge. The home offers three well-proportioned bedrooms, a sleek family shower room, and an additional attic room with an ensuite on the second floor. Outside, you'll find a sunny, low-maintenance rear garden and ample off-road parking for multiple vehicles. This is a fantastic opportunity to enjoy the best of both period charm and modern living. Early viewings advised.



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Council Tax Band: C



Ground Floor

The ground floor features brand new luxury tiling throughout, along with newly installed Hillarys shutters on the front-facing windows.

Porch

A practical space for storing coats, shoes, and everyday essentials.

Entrance Hall

A welcoming entrance that offers access to the lounge, kitchen/diner, WC, and staircase to the first floor.

WC

Comprising a low level WC and hand wash basin.

Lounge

17'3" x 12'0"

A generously sized lounge featuring a charming bay window that fills the room with natural light, complemented by a cosy log burner.

Kitchen/Diner

22'6" x 11'3"

The kitchen/diner has been beautifully transformed by the current owners into a fantastic social space, complete with a spacious dining area with Bi-fold doors leading out to the garden. The kitchen is well-equipped with a range of matching base and wall units, along with a central island offering additional storage and integrated electric points. A range of built-in appliances includes a Rangemaster cooker with six-ring hob and extractor above, a sink with drainer, and a fitted dishwasher—making this a stylish and practical hub for family living and entertaining.

Utility

11'10" x 7'7"

A spacious utility room providing valuable additional worktop space, plumbing for white goods, and convenient access to the rear garden.

First Floor

Bedroom One

13'10" x 12'0"

A spacious master bedroom featuring a characterful bay window and high ceilings that fill the room with natural light.

Bedroom Two

11'4" x 10'2"

A further generously sized double bedroom.

Bedroom Three

12'0" x 11'8"

A further good sized double room.

Shower Room

10'6" x 5'4"

A contemporary three-piece suite featuring a generous walk-in shower cubicle, low level WC, hand wash basin with vanity unit below, and a heated towel rail.

Second Floor

Attic Room

12'3" x 11'6"

The second floor hosts a spacious attic room, currently used as the master bedroom, featuring Velux windows that fill the space with natural light, built-in storage, and a private ensuite shower room.

Ensuite

6'1" x 3'11"

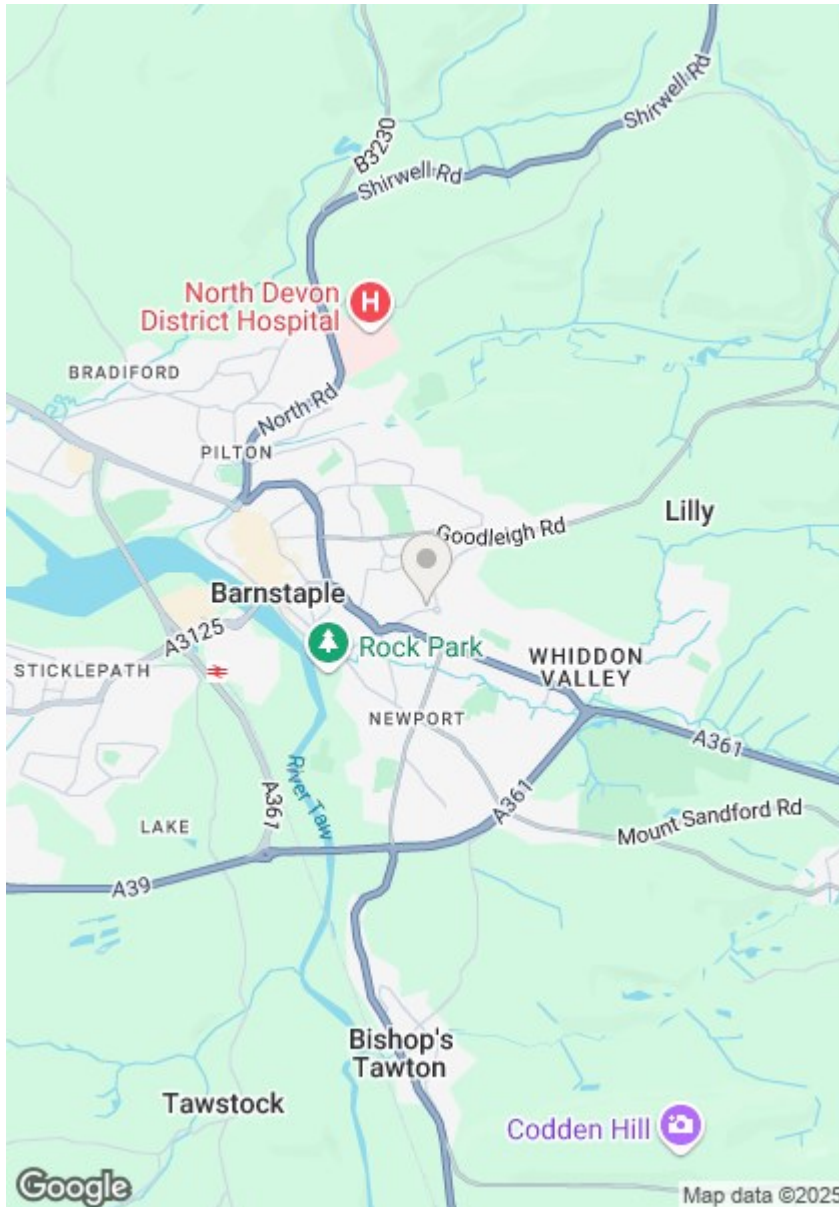
A modern three-piece suite including a shower cubicle, low level WC, hand wash basin, and a heated towel rail.

Outside

At the front of the property, there is ample parking for multiple vehicles, along with a gated driveway leading to the low-maintenance rear garden. The garden is predominantly paved with a patio, bordered by mature shrubs and a wooden fence. The decking area, perfect for alfresco dining, is enhanced by electric lighting over the pergola, as well as additional sockets for convenience.

Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, start by heading southeast on Kingsley Road (A386). At the Heywood Road Roundabout, take the second exit onto the A39 towards Barnstaple and stay on this road for around 8 miles. After crossing the River Taw via the Barnstaple bridge, take the third exit at the Sticklepath Junction roundabout onto the A361 (Eastern Avenue). Continue straight at the next roundabout, then at the Bear Street Roundabout, take the first exit onto Barbican Road. Follow Barbican Road as it becomes Victoria Road, then keep left, number 2 will be located on your left hand side up the road.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

