



NEWPORT ROAD, BARNSTAPLE

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## Impressive Grade II Listed House

Guide Price

**£325,000**

102 Newport Road, Barnstaple, EX32 9BA

- CHAIN FREE
- Feature & Open Fireplaces
- Popular Residential Location
- Historical Charm
- Spacious Rooms with High Ceilings
- Top Floor Master Suite
- Private Rear Access to Rock Park
- SW Walled Garden
- Double and Secondary Glazing

## Directions

Head out of town on foot passing the Barnstaple Museum walking along Taw Vale enjoying the scenic walk towards Newport, as you reach Rock Park, proceed past onto Newport Road. Once at the bottom of Newport Road the property is on the right-hand side with number 102 clearly displayed.

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## Room list:

### Storm Porch

**Entrance Hall**  
7.40m x 1.91m (24'3" x 6'3")

**Living Room**  
4.04m x 4.65m (13'3" x 15'3")

**Dining Room**  
4.13m x 4.21m (13'6" x 13'9")

**Kitchen**  
2.98m x 3.58m (9'9" x 11'8")

**Family Bathroom**  
2.12/3.43m x 2.53m (6'11"/11'3" x 8'3")

**Master Suite**  
5.29m x 3.16m (17'4" x 10'4")

**Ensuite Shower Room**  
2.43m x 0.87m (7'11" x 2'10")

**Dressing Room/Office/Bedroom 5**  
3.45m x 2.90m (11'3" x 9'6")

**Bedroom 2**  
4.12m x 3.96m (13'6" x 12'11")

**Bedroom 3**  
3.47m x 4.09m (11'4" x 13'5")

**Bedroom 4**  
2.63m x 2.84m (8'7" x 9'3")

## Outside

Newport is a highly sought after location, boasting an OFSTED outstanding Primary School within walking distance. Within close proximity is also an excellent range of amenities which caters well for everyday needs, including local convenience store, Park School, Nursery, Medical Centre, Dentist and a Public House.

Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Overview

Welcome to this remarkable Grade II listed building nestled in Newport, exuding charm and historical significance across its three floors and cellar.

Upon entering, you are greeted by a two impressive reception rooms, each boasting distinctive fireplaces, grand sash windows, and lofty ceilings. These spaces evoke a sense of elegance and history, perfect for entertaining and dining.

To the rear of the property lies the inviting kitchen diner, featuring sliding doors that open onto the sunny southwest facing rear garden. This area offers a delightful space for enjoying meals and outdoor gatherings.

Ascending to the first floor, you'll discover three spacious double bedrooms, each generously illuminated by large windows and accentuated by high ceilings. The family bathroom on this level presents a corner shower, a free-standing bath, WC, and sink. The top floor of this unique property is adaptable to various needs. Previously configured as a master suite, it includes bespoke wardrobes, an ensuite shower room, and a connecting room. This versatile space could alternatively serve as a home office, a guest suite, or even a fifth bedroom, allowing for flexible living arrangements.

The current owners have installed double glazing on rear facing windows and secondary glazing on front facing windows, ensuring an improved in heat efficiency.

Step outside into the enchanting outdoor space where the southwest facing walled garden beckons as a true sun trap, blending practicality with tranquillity. The garden, carefully landscaped with a combination of patio, lush lawn, and raised decking, provides an idyllic setting for outdoor living and entertaining. At the far end of the garden stands a substantial storage shed, a practical addition for housing gardening tools, a lawnmower, bicycles, or any other outdoor essentials. Moreover, tucked away at the rear of the garden lies a secure door leading directly to Rock Park, enhancing the property's appeal by offering immediate access to nature trails, scenic walks, and recreational activities.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

