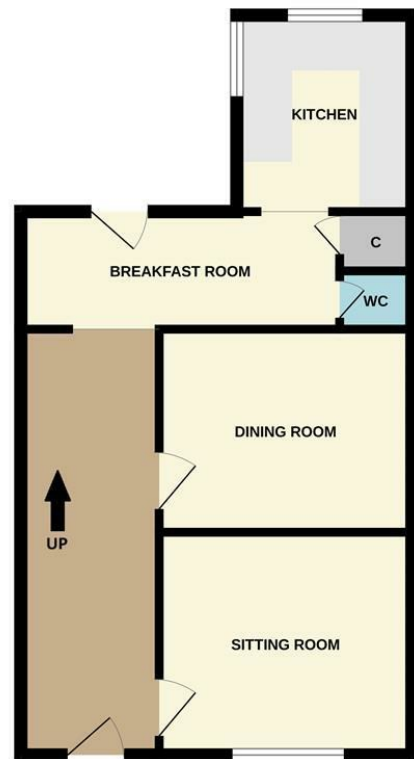


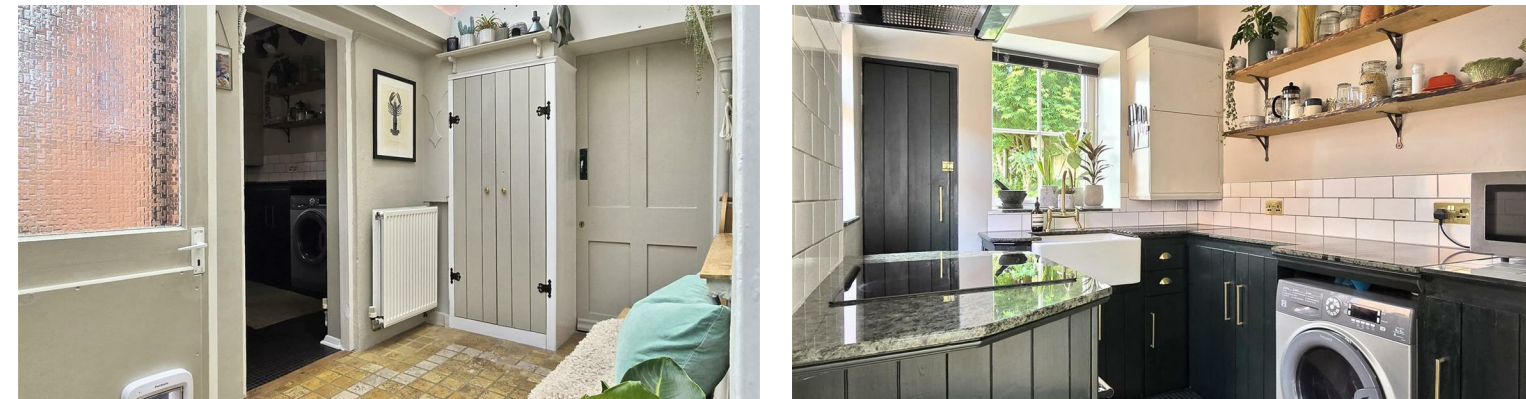
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Bed House - Terraced

49a The Rock, Barnstaple, EX31 1PN

Asking Price

£260,000

- Grade II Listed Building
- Full Of Character & Charm
- Delightful Rear Garden
- Beautifully Presented Throughout
- Gas Central Heating
- Sought After Location

Directions

From the centre of Barnstaple continue out of the town towards Pilton and continue up Pilton High Street. At the top of the street just prior to the church turn right into The Rock and number 49a will found on your left hand side about half way up.

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Hall

Sitting Room
3.41 x 3.00 (11'2" x 9'10")

Dining Room
2.90 x 2.72 (9'6" x 8'11")

Breakfast Room
3.65 x 1.50 (11'11" x 4'11")

Kitchen
2.60 x 2.14 (8'6" x 7'0")

Bedroom 1
4.84 x 3.33 (15'10" x 10'11")

Bedroom 2
3.20 x 2.45 (10'5" x 8'0")

Bathroom

Overview

Phillips Smith & Dunn are delighted to offer for sale 49A The Rock, a beautifully presented and carefully restored two-bedroom Grade II Listed character cottage. This charming property is conveniently located on The Rock, a designated Conservation Area just off Pilton Street in the popular Pilton area.

This impressive home is full of charm and character features and holds a few delightful surprises as well. Inside, it is much larger than it appears from the outside and to the rear, there is a superb, back garden having been well cultivated by the current owners with views towards Pilton Church—a rarity for properties in this price range and location. Dating back to the 18th Century, the cottage has been lovingly maintained with the accommodation comprising of: a spacious entrance hall with period tiled flooring, sitting room with a feature fireplace and inset burner, dining room with another fireplace and fireside cupboards for storage. At the rear is the breakfast room, WC and the kitchen extension which has a fitted cupboards with working surfaces over, inset Belfast sink, integrated hob and cooker and space and plumbing for a washing machine. On the first floor the property boasts two bedrooms with a large double bedroom situated to the front of the house. The bathroom has a 3 piece suite fitted with a shower over the bath.

If you appreciate character and history, this property will not disappoint - It boasts open fireplaces, window shutters, and pine doors.

Outside

At the front, there is a mature shrub garden bordered by iron railings. The rear features a spacious, attractively landscaped garden with a pathway in brick pavers surrounded by stone-chippings and bordered by raised beds with an abundance of plants and flowers. This leads to a level lawn with a paved sitting area adjacent. At the bottom of the garden, there is a substantial 10' x 8' shed with power and light, along with an additional garden storage shed.



Services

All main services connected

Council Tax band

B

EPC Rating

TBC

Tenure

Freehold

Viewings

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

