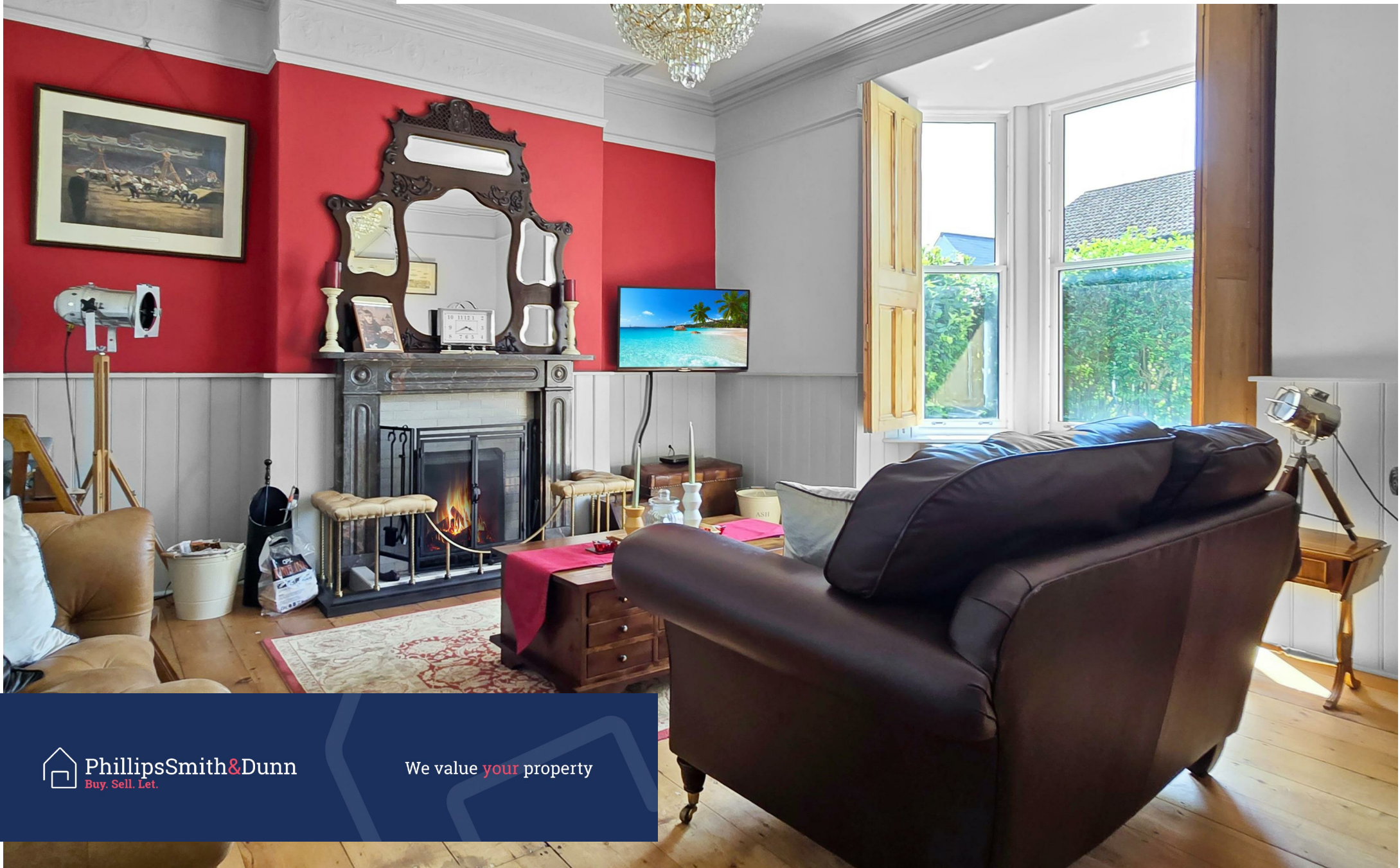


Grade II Listed Georgian Residence

3 Clarence Place South Street, Barnstaple, EX32 9DU

Asking Price

£475,000





Stunningly Presented, Full Of Character and Charm

3 Clarence Place South Street, Barnstaple, EX32 9DU



Situated in the charming Barnstaple suburb of Newport, Barnstaple, this Grade II Listed Georgian terraced house offers a perfect blend of historical elegance and modern comfort. It is without doubt stunningly presented and has been meticulously restored and maintained by the current owners. With five bedrooms and spread across three storeys, this exquisite property features an array of character details and a delightful courtyard garden.

Step back in time as you enter this home that boasts an abundance of original features, including sash windows, high ceilings, ornate fireplaces, and period cornicing. The preservation of these details ensures that the house maintains its historical integrity while offering contemporary amenities for modern living.

The ground floor welcomes you with an elegant entrance hall featuring original tiled flooring. The spacious sitting room is bathed in natural light from large sash windows, with a beautiful feature fireplace, while the adjacent formal dining room exudes classic Georgian charm with its ornate fireplace. As you move through the property you come to the snug that leads to the country-style kitchen, equipped with modern appliances and ample storage, with a door that provides access to the charming courtyard garden, perfect for al fresco dining and relaxation.

On the first floor, the master bedroom comes with an attractive bay window, a large room situated at the front of the home. The first floor has 3 other bedrooms to use and off the half landing is the family bathroom that has a free standing cast iron bath, fitted cupboards, sink with a separate shower and WC off the landing.

Stairs lead to the second floor that currently arranged with an open plan living area, double bedroom and separate shower room, making it ideal for teenagers or lodgers but also offers further opportunities for adaption.

DETAILS

Situated on the edge of the most desirable area of Rumsam, near Barnstaple, where everything is within easy walking distance including the National Cycle Route that links up with the Tarka Trail. Nearby Newport offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services - Mains electric, water and drainage. Gas central heating

Council Tax - Band B

EPC rating - Not Applicable

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Hall

Sitting Room 5.13 x 4.11 plus bay (16'9" x 13'5" plus bay)

Dining Room 4.13 x 4.13 (13'6" x 13'6")

WC

Snug 3.75 x 3.20 (12'3" x 10'5")

Kitchen 5.22 x 2.68 (17'1" x 8'9")

Bathroom 3.26 x 2.46 (10'8" x 8'0")

Shower Room

Separate WC

Bedroom 1 4.56 x 4.00 (14'11" x 13'1")

Bedroom 2 3.81 max x 2.27 (12'5" max x 7'5")

Bedroom 3 3.99 x 2.02 (13'1" x 6'7")

Bedroom 4 3.15 x 2.02 (10'4" x 6'7")

Attic Living Area 6.07 max x 3.13 (19'10" max x 10'3")

Bedroom 3.81 x 2.98 (12'5" x 9'9")

Shower Room 2.11 x 2.09 (6'11" x 6'10")





Outside and to the rear is the sunny, private and surprisingly large courtyard garden that has large paving stones for ease of maintenance. The property offers on-street parking and is equipped with a central heating system. As a Grade II Listed property, any modifications or renovations would require relevant permissions to preserve its historical significance. This Georgian gem presents a rare opportunity to own a piece of history while enjoying the comforts of contemporary living. Ideal for families, history enthusiasts, or anyone seeking a distinctive and character-filled home, this enchanting property is not to be missed.



DIRECTIONS

From Barnstaple direction, travel up the main Newport Road to the traffic lights. Turn right at here into South Street. Continue down towards Rumsam Rd and the terrace known as Clarence Place will be found on the left hand side before the left hand turn into Rumsam Rd.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878





CLARENCE PLACE, BARNSTAPLE

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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