

Elegant 5 Bedroom Detached Residence

Southcroft Park Lane, Barnstaple, EX32 9AL

Asking Price

£825,000



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Stunning Half Acre Plot In A Coveted Location

Southcroft Park Lane, Barnstaple, EX32 9AL



Situated on the highly sought-after Park Lane in the heart of Barnstaple Southcroft is a beautifully presented 5-bedroom detached residence that exudes elegance, comfort, and a sprawling garden oasis designed to captivate any homeowner's heart.

The property was built in the 1920s in a half-acre plot and demands to be seen to truly appreciate all the period features that are on offer here.

Upon entering, you are greeted by a generous entrance hall bathed in natural light, setting the tone for the spacious and inviting ground-floor living areas. The sitting room, with its charming window and feature fireplace, offers a tranquil view of the delightful garden with a door through to the sun room giving direct access to the outdoor space. The heart of this home is undoubtedly the stunning kitchen/dining room, which boasts modern wall and base units, ample counter space, and an open-concept design that creates a welcoming atmosphere. This space is perfect for family gatherings and entertaining guests, with doors that lead out to the beautiful patio area as well as the sun room. The ground floor also includes a well-appointed study, shower room and a large and convenient utility room, ensuring practicality meets luxury.

Ascending to the first floor, you will find five generously proportioned bedrooms, each designed with comfort and space in mind. The master bedroom suite features a separate dressing room/office/nursery and a fully equipped 4-piece bathroom. Bedroom two also is a spacious double with the added convenience of an ensuite shower room. The remainder of the bedrooms are served by the large family bathroom. The first floor also benefits from a lovely garden balcony with a seating area overlooking the rear. Further stairs lead to the converted attic that is a fantastic space that could be used in a variety of ways allowing versatile accommodation.

Phillips, Smith & Dunn highly recommend a viewing to avoid disappointment.

DETAILS

Park Lane is considered one of Barnstaple's prime locations, synonymous with prestige and convenience. Being situated within Newport, Southcroft offers easy walking access to two highly-rated schools, both excelling in primary and secondary education, with Newport Primary School boasting an outstanding Ofsted report.

A short stroll will lead you to a variety of local shops, restaurants, pubs, and places of worship. A quick drive expands your options to a larger array of superstores and retailers. Barnstaple town center, the ancient borough and administrative hub of North Devon, is just 10 minutes away by car or a short riverside walk. The town provides a comprehensive range of business and leisure facilities, including the Green Lanes Shopping Centre, out-of-town superstores, a live theatre, a leisure center, and the Tarka Tennis Centre. Barnstaple also offers a sprinter train service to the cathedral city of Exeter and immediate access to the A361 /North Devon Link Road, connecting to junction 27 of the M5 motorway near Tiverton. From there, the Parkway railway station provides journeys to London Paddington in approximately 2 hours.

About 5 miles west of Barnstaple lies the coastal village of Instow, featuring a beach and sailing opportunities. On the northern side of the River Taw estuary, you'll find the stunning North Devon coastline with beaches at Saunton, Croyde, Putsborough, and Woolacombe, along with two championship golf courses.

Approx Square Footage: 3638

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

Council Tax - Band F

EPC rating - C

VIEWING

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



Entrance Hall

Sitting Room 4.87 x 4.77 (15'11" x 15'7")

Sun Room 3.58 x 2.62 (11'8" x 8'7")

Study 3.72 x 3.38 (12'2" x 11'1")

Shower Room

Kitchen/Dining Room 8.04 max x 4.95 max (26'4" max x 16'2" max)

Utility Room 3.69 x 3.40 (12'1" x 11'1")

Bedroom 1 4.88 x 3.66 (16'0" x 12'0")

Dressing Room 2.70 x 2.17 (8'10" x 7'1")

En-Suite Bathroom 3.34 x 1.82 (10'11" x 5'11")

Bedroom 2 3.83 x 3.40 (12'6" x 11'1")

En-Suite Shower Room

Bedroom 3 4.47 x 3.65 (14'7" x 11'11")

Bedroom 4 3.95 x 2.54 (12'11" x 8'3")

Bedroom 5 3.55 x 2.91 (11'7" x 9'6")

Family Bathroom 3.41 x 3.11 max (11'2" x 10'2" max)

Main Attic Room 4.77 x 6.31 (15'7" x 20'8")

2nd Attic Room 4.78 x 3.65 (15'8" x 11'11")

Garage 8.86 x 2.01 (29'0" x 6'7")





This property truly excels outdoors, boasting immense curb appeal with its period style. The front features a spacious driveway providing ample off-road parking for several cars, leading to the attached tandem double garage. Side access guides you to an extensive rear garden, with the entire plot encompassing approx half of an acre.

The rear garden offers a high degree of privacy, surrounded by tall trees and large plants, enclosed by timber fencing and gates—ideal for pets. Predominantly laid to lawn, the garden provides plenty of space for developing an allotment for fruit and vegetables or other projects. There is a large timber shed with sliding roof for the star gazers amongst you and a useful greenhouse. This south-facing rear garden is a true highlight of the property.



DIRECTIONS

Head out of Barnstaple towards the A39 North Devon link road. Proceed passing Taw 'Ford' Garages, proceeding along Eastern Avenue, take the second exit on the roundabout turning onto Hollow Tree Road, proceed passing the lights at the top of the hill, proceed onto South Street. Drive for around 300m then turn right into Park Lane, proceed down the lane towards Rock Ave where Southcroft is situated on the left with name plaque clearly displayed.



VIEWING

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



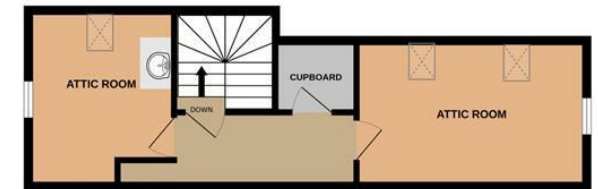
GROUND FLOOR



1ST FLOOR



2ND 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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