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Charming 3 Bed Terraced House

65 The Rock, Pilton, Barnstaple, Devon, EX31 1PN

Guide Price

£200,000

- Popular Residential Location
- Beautiful Exposed Brick Fireplace
- South Facing Rear Courtyard
- Two Adaptable Attic Rooms
- Recently Modernised Throughout
- Charming & Full Of Character

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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 65 will found on your right hand side. Permit free parking available in the immediate area.

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Room list:

Living Room
4.13m x 2.96m (13'6" x 9'8")

Kitchen Diner
4.72m x 2.80m (15'5" x 9'2")

Landing

Bedroom 1
3.39m x 2.95m (11'1" x 9'8")

Attic Room 1
1.90m x 2.69m (6'2" x 8'9")

Attic Room 2
2.38m x 1.77m (7'9" x 5'9")

Shower Room
2.77m x 1.24m (9'1" x 4'0")

Storage Shed
1.98m x 2.13m (6'5" x 6'11")

Overview

This charming terraced home is located in The Rock, Pilton, one of Barnstaple's most sought-after residential areas. The current owners have completed extensive improvements throughout, giving the home a fresh, modern feel while retaining its original character.

Upon entering, you're welcomed into a cosy living room with an exposed brick wall, a space for a fireplace, and a charming window seat. The kitchen diner is a bright and inviting space, the dividing wall has been removed; creating an open layout. It features integrated appliances, including a fridge, freezer, washing machine, and sink with drainer, along with ample counter space, cupboards, and a breakfast bar.

On the first floor, there is a spacious double bedroom and a modern three-piece shower room, complete with a walk-in shower, sink, and WC. The second floor offers two bedrooms, both with Velux windows. This delightful home is perfect for those seeking character and contemporary comforts in a prime location.

To the rear, this home offers a delightful south-facing courtyard garden, a true sun trap perfect for relaxing or outdoor dining. At the bottom of the garden, a useful storage shed provides ample space for storing garden furniture or bikes. The front of the property is set back and elevated from the roadside parking, adding a sense of privacy and charm to this inviting home.

Outside

The Rock is one of the oldest and most charming streets in Pilton, located on the outskirts of Barnstaple Town Centre, the regional hub of North Devon. Surrounded by rolling Devonshire countryside, Pilton offers proximity to some of the region's finest beaches and rugged coastal paths. Barnstaple itself is a vibrant commercial centre with a range of amenities, including banking, schools, a theatre, cinema, leisure centre, and a variety of restaurants. The town combines modern shopping with a lively market atmosphere. Popular sandy beaches such as Woolacombe, Croyde, and Instow are within 5 miles, ideal for family outings. The A361 North Devon Link Road provides easy access to the M5 motorway, while Barnstaple's train network connects you efficiently to Exeter and beyond.



Services

Mains Electric, Water and Drainage.
Gas is available via connection from road.

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

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

