



1, BARBICAN TERRACE + ANNEXE, , BARNSTAPLE, EX32 9HQ

Chequers Estate Agents are delighted to present this 5 bedroom Georgian home to the market. The property benefits from charming gardens, off road parking and a self contained 2 bedroom annexe.



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Smart Move

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£600,000



- **ELEGANT AND STYLISH THROUGHOUT**
- **GRADE II LISTED GEORGIAN TOWNHOUSE**
- **MODERN KITCHEN WITH TWO RECEPTION ROOMS**
- **FRENCH DOORS TO THE WALLED GARDEN**
- **FIVE DOUBLE BEDROOMS**
- **SELF CONTAINED TWO BEDROOM ANNEXE**
- **PRIVATE COURTYARD**
- **SECURE OFF ROAD PARKING FOR ONE CAR**
- **WALKING DISTANCE TO THE TOWN CENTRE, RIVER AND ROCK PARK**
- **A MUST VIEW**



Chequers Estate Agents welcomes you to view this magnificent Grade II listed Georgian townhouse with attached 2-bedroom annex situated within walking distance of the park, River Taw and high-street of Barnstaple Town Centre. The property is bursting with character throughout and has been a much loved home.

The property has been comprehensively renovated over recent years to create a family home but still keeping with the original architecture of the house. The property is the perfect turn key opportunity and offers flexible accommodation. Many of the original features remain and have been restored, including a fine fireplace, detailed cornicing and delicate ceiling moldings. All of this is complemented by a modern white gloss kitchen with ample of cupboard space and stylish bathrooms. The current owners have had new french doors in the dining room and living area fitted to allow the attractive walled garden to be enjoyed throughout the year. The accommodation of the main house is very well proportioned, is arranged over 3 floors and enjoys wonderful light through the house from the large sash windows and is gas centrally heated. The annex which is self-contained and attached to the rear of the property comprising of 2 double bedrooms, cosy living room, fitted kitchen and shower room. We envisage this could suit as a holiday let, long term let, annex.

The accommodation in the main house comprises: Ground Floor - Front door leading to welcoming entrance hallway with beautiful period staircase and useful under stairs cupboard. The hallway provides level access to all ground floor rooms. The dining Room and Living Room have french doors leading out onto the walled front garden and are spacious and light, two perfect rooms for entertaining family and friends. The modern white gloss kitchen has ample of cupboard space and enjoys bi-fold doors to the rear courtyard, which is fully enclosed and offers a high degree of privacy.

To the first floor of the main house a stain glass window is a wonderful feature to this incredible home. On the first floor is bedroom one, a spacious and light double bedroom which enjoys two sash windows overlooking the front garden and church beyond. The main bedroom benefits from an en-suite shower room. Bedroom two and three also both double bedrooms with space for further bedroom furniture. Bedroom two overlooks the front gardens and three enjoys a pleasant outlook onto the rear courtyard and has a useful fitted cupboard. The first floor is complete with a stylish modern shower room with large walk in double shower in a tiled surround with rainfall shower head over.

To the second floor is a wide landing area with useful cupboard housing the boiler. Bedroom Four is a double bedroom with a window to the side elevation. Bedroom five is currently set up as a snug however is a spacious and light double bedroom with window overlooking Barnstaple Town Centre. The second floor has a modern bathroom with access to the eaves storage and a separate cloakroom with space and plumbing for the washing machine.

Where 1 Barbican Terrace is unique, is that the property benefits from a two bedroom annex which is self contained however is connected to the property. The Annex has its own front door and the accommodation briefly comprises: a kitchen with base units and matching wall cabinets. The living room is light and cosy, whilst to the first floor are two good size bedrooms and a modern shower room.

Externally, to the front is the charming south facing garden which is walled on all sides and has been planted to provide colour throughout the year. The garden is laid mainly to lawn and includes a generous patio seating area which flows nicely back into both the living room and dining room. In addition, there is a rear courtyard and private parking, which is paved and offers a high degree of privacy. The garden is the perfect space for pets to potter or to entertain family and friends. The rear courtyard leads out to the parking area for one car and is secured by wooden gates.

Overall this truly is a wonderful home and Chequers Estate Agents, the sole selling agents recommend an internal inspection to appreciate what the property has to offer.





LOCATION - BARNSTAPLE

Situation And Amenities - The location is excellent, being only a few hundred metres from the very heart of the town centre and High Street, yet enjoying this quiet, lovely, park and riverside setting. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.



ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, useful understairs storage, beautiful stain glass window, radiator, tiled flooring.

LOUNGE 17'5 X 13'2

A spacious living room with two lots of wooden doors leading to the garden. Beautiful feature fireplace, radiator, fitted carpet, fitted book shelf.

DINING ROOM 12'8 X 12'5 MAX

A spacious and light dining room with wooden glazed doors giving access to the garden, radiator, fitted carpet.

KITCHEN 11'9 X 16'9 MAX

A beautiful modern white gloss kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset single bowl round sink set into work surface with cupboards below. Built in microwave, space for range oven and space for fridge/freezer. The kitchen is the hub of the home and perfect for entertaining, space for small table, radiator, slate flooring, wooden glazed bifold doors to garden.

FIRST FLOOR LANDING

Stairs rising to second floor landing, fitted carpet.

BEDROOM ONE 17'4 X 12'4

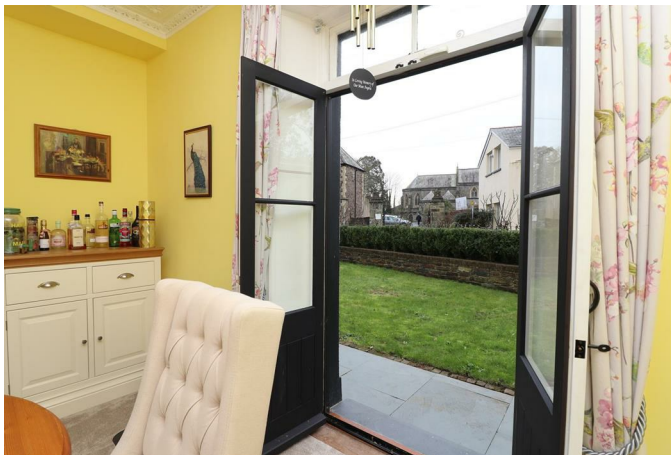
A beautiful and light main bedroom with two wooden glazed sash windows to front elevation overlooking the garden, space for further bedroom furniture, radiator, fitted carpet.

EN-SUITE 7'8 X 2'8

A three piece suite comprising, single shower cubicle in a tiled surround, W.C pedestal wash hand basin, tiled flooring.

BEDROOM TWO 12'9 X 14'6

A spacious and light double bedroom with wooden single glazed sash window to front elevation, quirky alcove, radiator, fitted carpet.





BEDROOM THREE 12'9 X 12'2

A double bedroom that is currently being used as an office. Space for bedroom furniture, radiator, fitted carpet, wooden glazed sash window to rear elevation.

SHOWER ROOM 6'6 X 5'7

A modern and extensive shower room with large walk in double shower in a tiled surround with rainfall shower head over, W.C, pedestal wash hand basin, heated towel rail, tiled flooring.

SECOND FLOOR LANDING

A light landing providing access to two further bedrooms, a bathroom and cloakroom, fitted carpet, cupboard housing boiler.

BEDROOM FOUR 12'2 X 10'7

A double bedroom which is light and airy and enjoys a wooden single glazed window to side elevation, radiator, fitted carpet.

BEDROOM FIVE 11'3 X 15'3

A large double bedroom that is currently set up as a snug. The bedroom is airy and has a wooden glazed window to the rear elevation, an outlook towards the town centre. Some restricted head height, eaves storage.

CLOAKROOM 4'7 X 4'5

A useful cloakroom with W.C and wash hand basin, space for plumbing for washing machine, tiled flooring.

BATHROOM 6'6 X 6'4

A modern bathroom with panelled bath in a tiled surround, vanity sink unit with cupboards below, heated towel rail, eaves storage, tiled flooring.

ANNEXE

KITCHEN 9'3 X 6'8

A modern fitted kitchen with plenty of cupboards, further matching wall units and drawers. Inset single bowl sink set into work surface with cupboards below. Space and plumbing for washing machine, integrated single oven with 4 ring electric hob and extractor, space for fridge/freezer, vinyl flooring. Stairs rising to first floor. Wooden window to side elevation.

LIVING AREA 15'5 X 7'5

A light and cosy living area with wooden glazed sash window to side elevation. Radiator, fitted carpet.

BEDROOM ONE 9'5 X 9'7

A double bedroom with wooden glazed sash windows to side elevation, radiator, fitted carpet.

BEDROOM TWO 8'7" X 11'3"

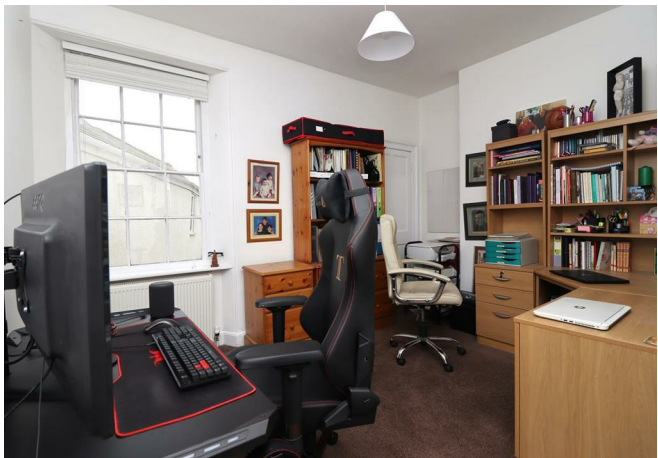
Wooden glazed window to side elevation overlooking courtyard, radiator, fitted carpet.

SHOWER ROOM 5'1 X 6'2

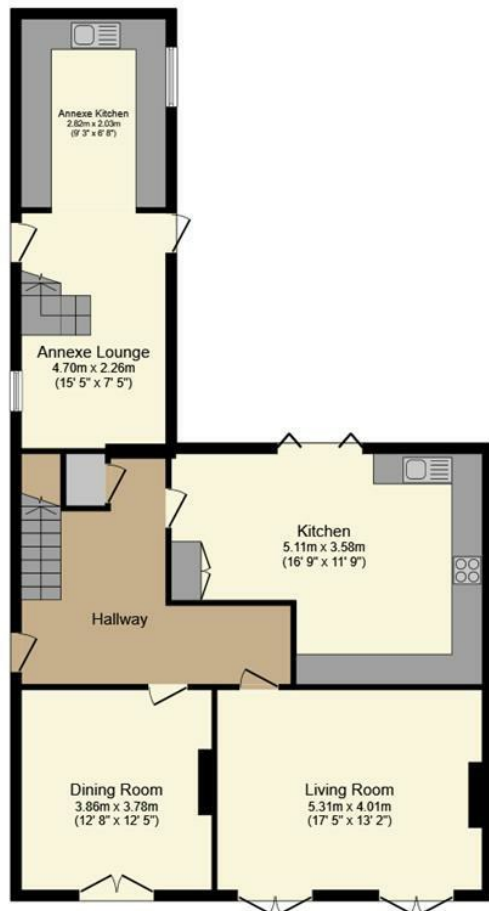
A three piece white suite comprising single shower in a tiled surround, W.C, pedestal hand basin, radiator, tiled flooring.

OUTSIDE

Externally to the front of the property is a wonderful walled garden. The front is south facing and has flower borders, planted to a variety of shrubs and plants. The garden has the added benefit of a lovely patio which is perfect for a seating area. To the rear of the property is a charming courtyard, which has been designed for ease of maintenance and has a useful shed. The rear garden has a rear gate leading to the secure parking area for one car.

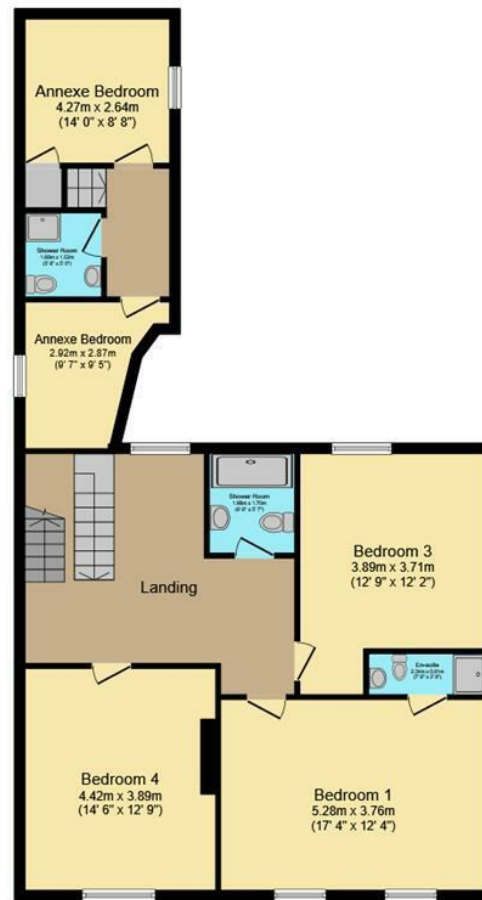






Ground Floor

Floor area 104.7 m² (1,127 sq.ft.)



First Floor

Floor area 102.5 m² (1,104 sq.ft.)



Second Floor

Floor area 46.3 m² (498 sq.ft.)

TOTAL: 253.5 m² (2,729 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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