



2 Lauderdale House



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Lauderdale Drive, Barnstaple, Devon, EX32 8LF

Active Walking Distance to Barnstaple Town and Close to Amenities

A first floor apartment in a former gentleman's residence with garden, parking and garage.

- 3 Bedroom First Floor Apartment
- Stunning Period Residence
- No Onward Chain
- Tandem Garage & Private parking for 4
- Far Reaching Views
- 113 SQ M / 1216.32 SQ FT
- Ground Rent £75pa, Maintenance on ad-hoc basis
- Private Rear Garden

Offers In Excess Of £315,000

SITUATION AND AMENITIES

Lauderdale House is located in a no through private driveway. The property is within walking distance of Barnstaple, the main town in North Devon, claims to be the oldest borough in the United Kingdom. It lies 68 miles south west of Bristol, 50 miles north of Plymouth and 34 miles north west of the county capital of Exeter. It was founded at the lowest crossing point of the River Taw where its estuary starts to widen, around 7 miles inland from Barnstaple Bay in the Bristol Channel. The town's early medieval layout still appears in the street plan and street names. The area of medieval ship building and repair is still called 'The Strand' an early word for shore. The site is situated near The Strand, between Taw Vale and Litchdon Street where another local landmark; Penrose Almshouses, which date back to the 17th century, are a feature. Also close to the development are the premier hotels in Barnstaple including the impressive Imperial Riverside Hotel and Park Hotel, which overlooks Rock Park. Across the road is Barnstaple museum and within a relatively short walk the Theatre and High Street boasting a series of side streets and large shopping centre, making Barnstaple a great place to explore, whether it be for shopping or a meal out. One can wander the streets for a mix of independent shops and one of Britain largest indoor panner markets, which sits along side Butchers Row. The Tarka Trail runs through the key points of North Devon before becoming the South West Coastal Path to reach the sea. Named after the Henry Williamson novel, Tarka The Otter, set in North Devon, the trail passes through by the edge of the River Taw Nearby. The bus station is not far, there is a branch line railway station providing a service to Exeter where the main intercity service can be joined. From Barnstaple there is access, via the A361 North Devon Link Road to Junction 27 of the M5 motorway at Tiverton (around 45 minutes) and where Tiverton Parkway also provides rail access to London (Paddington) in around 2 hours. The property is within around 30 minutes' drive of the sandy surfing beaches of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe. Exmoor is not much further away as is the Cornish border.



DESCRIPTION

Formally the home of the architect Alexandra Launder, this 19th century gentleman's residence was later converted into two apartments and an adjoining wing, the elegant period residence presents painted rendered elevations, with quoins, beneath a slate roof, part double glazed. Number two is a first floor apartment and enjoys stunning far reaching views across the town and surrounding countryside. The layout briefly comprises; Entrance lobby, 3 bedrooms, family size bathroom, additional cloakroom wc, re-fitted kitchen/dining room with integrated appliances, living room. There is direct access from the apartment to the private rear garden, the property also benefits from parking for 4 plus vehicles and a tandem garage.

ACCOMMODATION

Private ENTRANCE PORCH with original tiled floor and window to side, part glazed internal door with stairs leading to split landing. Lower level with CLOAKROOM WC and door leading to outside, providing access to garden (described later). Upper level with spacious LANDING utility cupboard with space and plumbing for white goods. Newly fitted KITCHEN with windows to rear overlooking garden, white high gloss Howdens kitchen with integrated handleless soft closing units and hidden cutlery drawer, pull out corner units, 1 ½ sink and drainer with filter tap and mixer tap with pull out hose connection, slim line slate style worktops, four point gas hob with extractor over, electric oven grill and microwave, space for freestanding fridge freezer, fitted Amazon Echo Show 15, wood effect laminate flooring. Door into WALK IN PANTRY with built in shelving. Boiler cupboard housing combination Worcester gas boiler. LIVING ROOM with windows to side with distant views of Tawstock Castle. BEDROOM 1 dual aspect room with sash windows to side and front with fine views across Barnstaple and out towards the coast. BEDROOM 2 sash windows to front, again with fine distant views, useful built in high level storage space. BEDROOM 3 currently used as home office with sash window to side, also with views. BATHROOM white suite with panelled bath, with shower over, vanity wash basin with mixer tap, dual flush WC, partly tiled walls, heated towel rail, vinyl floor and window to rear.

Kitchen / Breakfast Room 3.49m x 3.83m (11' 5" x 12' 7")

Living Room 3.04m x 4.13m (10' 0" x 13' 7")

Bedroom One 3.58m MAX x 4.58m (11' 9" MAX x 15' 0")

Bedroom Two 3.05m x 4.39m (10' 0" x 14' 5")

Bedroom Three 2.55m x 3.25m (8' 4" x 10' 8")

Bathroom 1.90m x 3.04m (6' 3" x 10' 0")

OUTSIDE

At the rear of the property is an ENCLOSED MEDITERRANEAN STYLE GARDEN, paved terrace, stocked borders, outside cold water tap, space for small garden shed. Gated access provides pedestrian access across a neighbouring properties garden and access to the front of the property. At the front of the property there is parking for two, plus a private driveway with multiple parking spaces and a detached garage.

SERVICES

All mains services connected, gas fired central heating. According to Ofcom Ultrafast broadband is available in the area.

DIRECTIONS

WHAT3WORDS:///bubble.cove.deals

TENURE

249 year leasehold, commenced: 18th June 2021.

Ground Rent £75 per annum

No set maintenance charge- works carried out on an ad hoc basis, 50/50 split of costs with ground floor apartment who is also the freeholder of the building.

Access lane is a shared responsibility with the neighbouring properties on 1/5 share basis and again ah-hoc when works are required.

LETTINGS

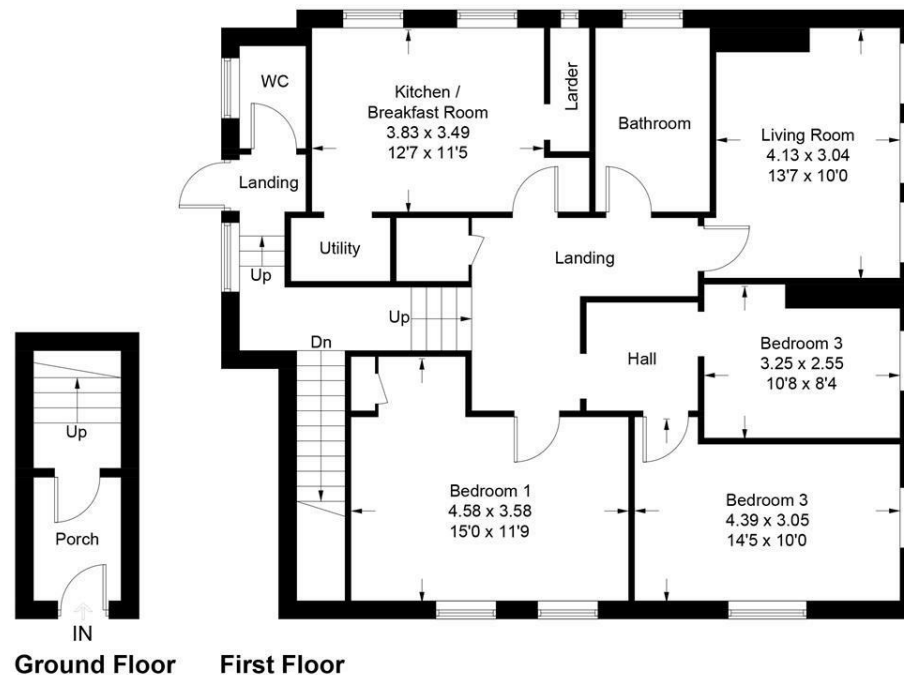
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Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft



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Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		44	77
EU Directive 2002/91/EC			