



62, Newport Road



STAGS

62, Newport Road

Barnstaple, Devon EX32 9BQ

Local amenities and Barnstaple town centre within easy access.

A double fronted character cottage with annexe close to amenities

- Former Blacksmiths with Period Features
- Dual Occupancy or Home with Income
- Edge of town location
- Scope to create an en-suite to main bedroom
- Council Tax Bands A and C
- 4 Bedroom Main House & 1 Bedroom Open Plan Annexe
- Open plan Sitting & Dining Room with Log Burner
- Amenities and regular bus route nearby
- Gas Central Heating & Double Glazing
- Freehold

Guide Price £325,000

SITUATION & AMENITIES

Located on the south east side of Barnstaple which is convenient for local facilities including shops and eateries, public house, regular bus service, Rock park and riverside walks. There is a children's play area within the park, tennis courts, crown green bowling, basketball, football, skatepark, bike park, footpaths, an outdoor gym and refreshment kiosk. Barnstaple Parkrun takes place in the park every Saturday and Sunday morning.

The property is also within walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail, part of the National Cycle Network, are also within easy access. Barnstaple is the regional centre for North Devon and the town offers an excellent range of facilities catering for retail, leisure/recreation and education. The glorious sandy, surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the north. The nearby North Devon Link Road (A361) provides a fast route to the M5 at Junction 27 (Tiverton) about 34 miles away and Tiverton parkway Mainline Station offers a fast service of trains to London, Paddington, in just over 2 hours. Exeter the county town and Cathedral City, with its International airport, is about 40 miles.



DESCRIPTION

Formerly a blacksmith's, we understand the core of this character property dates back to the 1600s. The main house's accommodation is spread across two floors and includes a porch, sitting and dining room with bay windows and a log fire, a kitchen/breakfast room with space for a range, a pantry, a utility room, and a rear lobby. There are four bedrooms and a family bathroom on the first floor, with the possibility of adding an en-suite to the master bedroom.

There is an enclosed courtyard with side access. The courtyard, which has a separate entrance off Newport Road, serves as the entrance to the annexe. The kitchen and living/dining area is a spacious open plan area and has the ability to be divided to add more bedrooms if necessary. At present there is a separate shower room and one double bedroom. The accompanying floorplan provides clarity of the layout of the accommodation, along with approximate measurements.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY with terracotta tiled floor, inner door leading into open plan LIVING/DINING ROOM with bay windows to front elevation, oak effect flooring, Villager wood burner with Adam style fireplace and tiled hearth, exposed beams. Doors leading to INNER LOBBY and KITCHEN/BREAKFAST ROOM via PANTRY, with flagstone floor, window to rear, handle-less base units with Corrin worktops, upright splashback and inset ceramic sink with mixer tap, integrated Bosch dishwasher, space for American style fridge/freezer and recess for range style cooker, character features including: exposed stone work and beams. Door into INNER LOBBY/UTILITY with door to rear, space for white goods, vinyl flooring and part-tiled floor. Stairs off to FIRST FLOOR LANDING. Understairs cupboard.

FIRST FLOOR

First floor landing with loft hatch via landing, stripped floorboards, LINEN CUPBOARD. BEDROOM 1 stairs leading up a large double bedroom with windows to side and rear, built-in wardrobes, further loft access via hatch. BEDROOM 2 with window to front, wood effect laminate flooring. BEDROOM 3 with window to front, herringbone style flooring. BEDROOM 4 with window to front, fitted carpet. BATHROOM with opaque window to rear, stripped floorboards, wc, bath with shower over, pedestal wash basin.

ANNEXE

Open plan living with dual aspect window to front and side, lantern roof light, wood effect flooring. SITTING/DINING/KITCHEN AREA – Kitchen with breakfast bar, matching wall and base units, space for white goods and cooker, stainless steel sink and drainer with mixer tap, tiled splashback, wall mounted gas boiler, dining area, built-in cupboards. BEDROOM with window to side, continuation of wood effect flooring. SHOWER ROOM with opaque window to front, tiled floor to ceiling, shower, pedestal wash basin, dual flush wc, heated towel rail, extractor fan, inset downlighting.

OUTSIDE

The rear of the property and the ANNEXE can be accessed via a pathway to the side of property, and leads to an enclosed COURTYARD STYLE GARDEN with paved TERRACE and pathway, gated access into side walkway with space for bins, recycling etc.

SERVICES

Main House: Mains water, drainage, electricity, gas central heating. Annexe: Mains water and drainage, gas and electricity on a separate meter to the main house. Ultrafast broadband connected, mobile signal is likely from several providers. For more information see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

PARKING & PERMITS

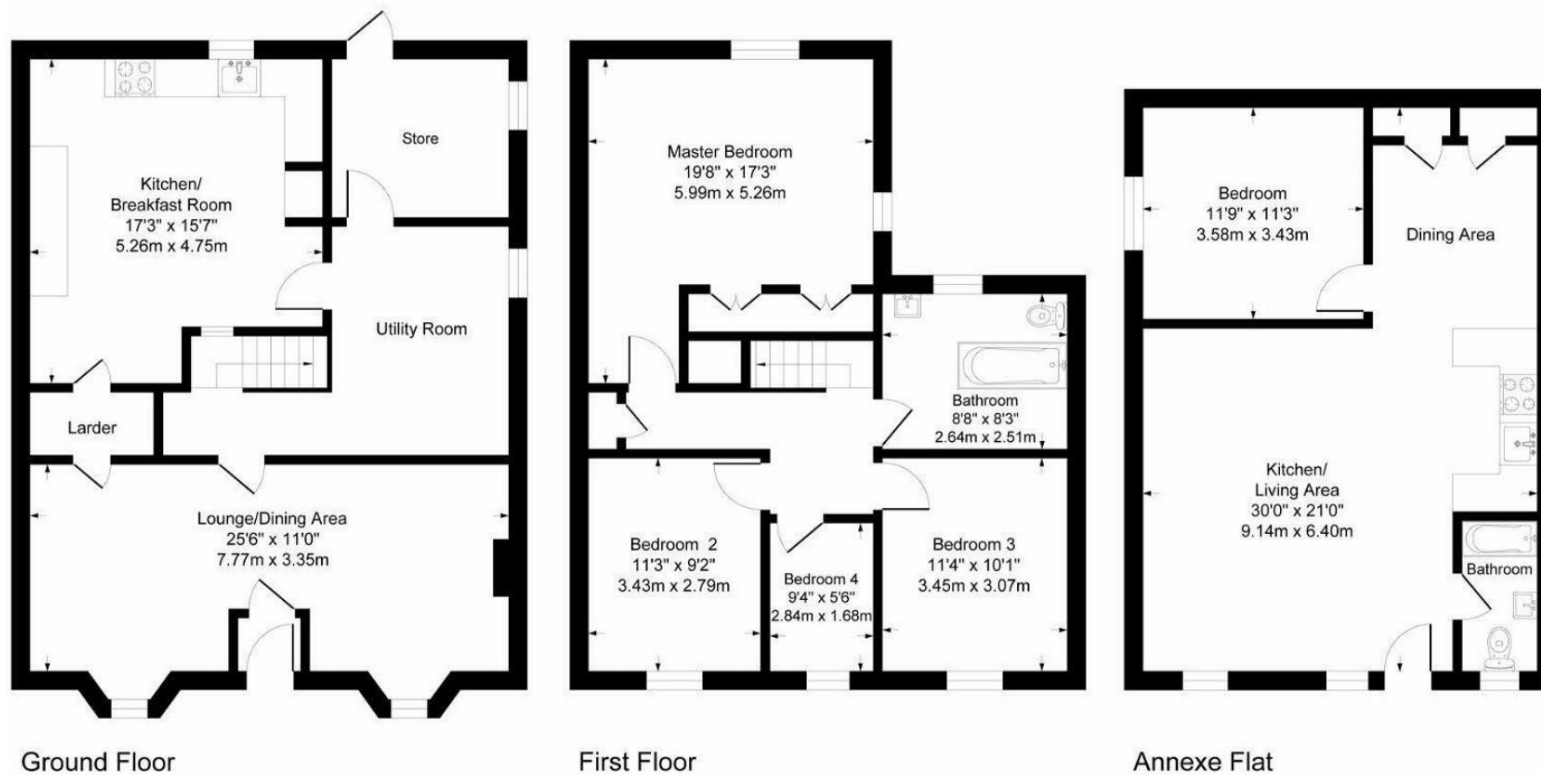
On street parking can be found on a first come first serve basis in nearby residential streets. Alternatively residents permit parking may be available nearby, please contact the local authority for details: <https://www.northdevon.gov.uk/parking/parking-permits> - (01271) 388279

DIRECTIONS

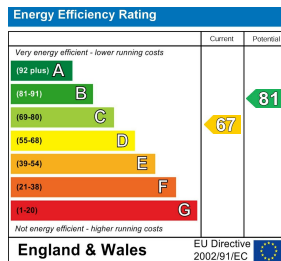
What3Words: [///power,privately,loyal](https://www.what3words.com/)



**Approximate Gross Internal Area
2146 sq ft - 199 sq m**



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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