



Churchill House







# Churchill House 35 Pilton Street

Pilton, Barnstaple, Devon, EX31 1PJ

An elegant Grade II Listed period town house which offers beautifully presented, generous & stylish accommodation, together with balcony, delightful courtyard & garden in the sought after Pilton village area of Barnstaple

- Grand entrance hall & staircase, Cloakroom
- Kitchen/Breakfast Room, Larder
- 5 Bedrooms, 3 Bathrooms
- Many original features
- Council Tax Band F
- 2 Fine reception rooms plus fitted study
- Utility Room, Cellarage/Workshops/Stores
- Balcony, courtyard, garden
- No upward chain
- Freehold

Guide Price £565,000

## Stags Barnstaple

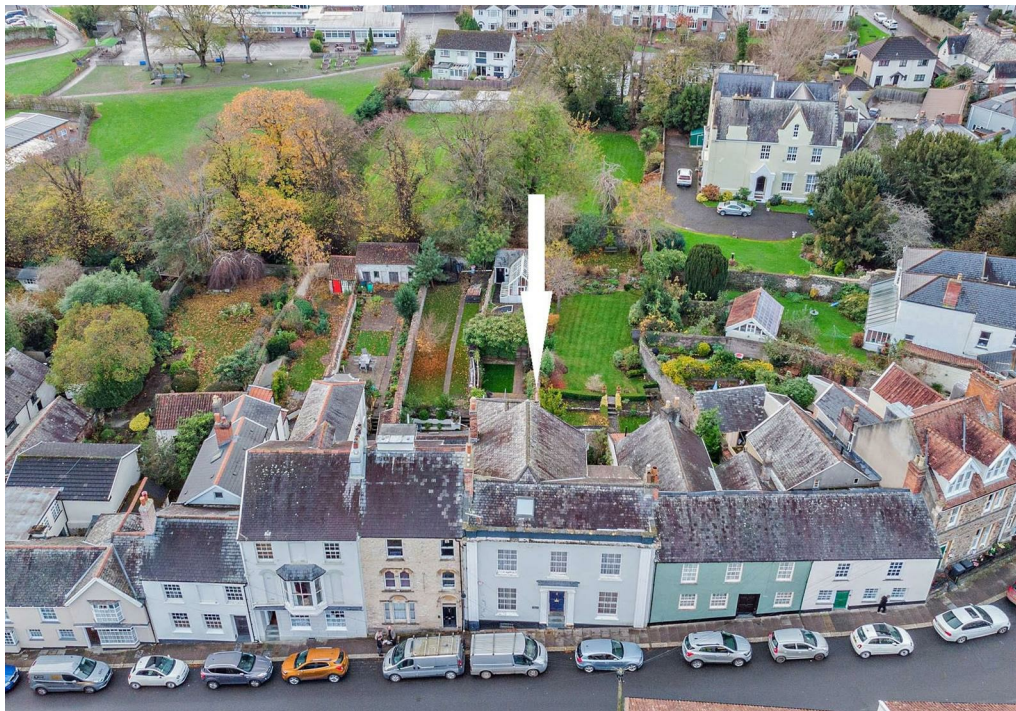
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## SITUATION & AMENITIES

Situated in the heart of the sought-after residential area of Pilton, the old part of Barnstaple, in a Conservation Area, within walking distance of local amenities including its own infant and junior schools, also housing one of Barnstaple's largest secondary schools. North Devon District Hospital is also within West Pilton Parish. It has a church hall, 2 public houses, 2 hotels and an historic church which dates back to at least the 11th century. Barnstaple town centre is within a healthy walking distance and houses the area's main business, commercial, leisure and shopping venues, as well as live theatre. From Barnstaple there is access to the North Devon Link Road, which leads on in about 45 minutes to the Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service train to London Paddington in just over 2 hours. The famous coastal resorts of Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe are all within easy access, as is Exmoor National Park. The nearest international airports are at Exeter and Bristol. There are several public schools within reasonable commuting distance, including West Buckland school, Kingsley at Bideford and Blundell's at Tiverton. The nearest sailing opportunity is at Instow, about ½ hour away.

## DESCRIPTION

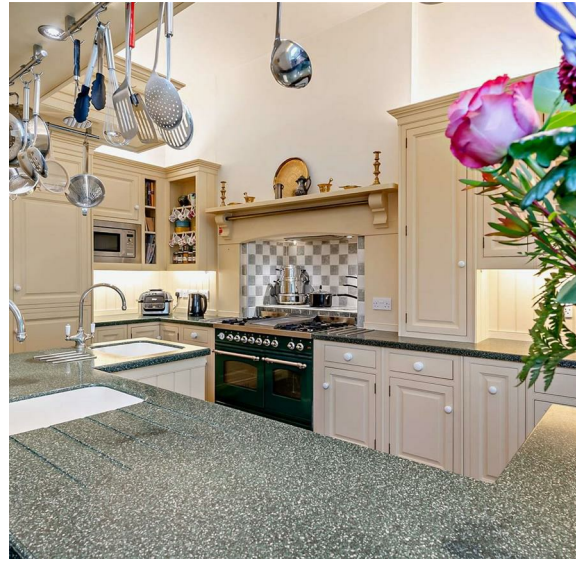
Churchill House is Grade II Listed as being of architectural and historical importance. The property presents painted rendered elevations with sash windows, beneath a slate roof. Internally, the property is far more substantial than its front elevation would suggest, and boasts over 3500 sq ft of accommodation arranged over four levels. 21st century refinements sit well with many original period features, and this is one of those properties which simply has to be viewed internally to be fully appreciated.

## ACCOMMODATION

At street level the elegant pillared entrance gives way to the superb RECEPTION HALL with chequered tiled flooring and original staircase rising to the upper levels. The two well-proportioned reception rooms at the front include the DRAWING ROOM, which features a Gazco coal effect fireplace, and the DINING ROOM provides space to entertain or enjoy family meals, while both rooms have high ceilings, ornate cornicing and chandelier light fittings. Towards the rear there is a well-equipped KITCHEN with plenty of storage, a central island, range cooker, as well as walk-in LARDER and an adjoining BREAKFAST AREA. There is also a UTILITY and CLOAKROOM, as well as a large CELLERAGE, providing further space for storage and appliances, workshops etc.

On the first floor there are three well-presented BEDROOMS, as well as a STUDY which has fitted units including filing cabinets and a computer desk. The rear BEDROOM has French doors opening onto the West-facing BALCONY, which overlooks the GARDEN below. There is also a FAMILY BATHROOM and SHOWER ROOM. On the second floor there are two further double BEDROOMS, plus an additional FAMILY BATHROOM.





## OUTSIDE

At the front the house opens directly onto Pilton Street, surrounded by similar character homes, with on-street parking available along one side of the street. The walled GARDEN at the back of the property is West-facing and features a delightful COURTYARD to one side, which is a perfect venue for Al fresco dining. The REAR TERRACE leads to steps and on towards an artificial lawn, and pathways to a further TERRACE shaded by a wooden PERGOLA. Beyond this is yet another TERRACE, all arranged to follow the sun around and to enjoy different vistas, with raised beds plus a Hartley botanic GREENHOUSE and a purpose-built POTTING SHED, possibly suitable for conversion to a STUDIO or something similar. This area provides a good deal of seclusion and privacy, and is an ideal space for entertaining or relaxing. The garden generally has been arranged with ease of maintenance in mind.

## SERVICES

All mains services, gas-fired central heating. According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from multiple providers. For further information please visit <https://checker.ofcom.org.uk/>

## DIRECTIONS

W3W/////book.bliss.power

Leave Barnstaple town centre in the direction of the A39. At the traffic lights with the petrol station on your right, turn left and immediately right into Pilton Street, where No.35 will be found about ¾ of the way along, on the left-hand side.



Approximate Gross Internal Area = 333.0 sq m / 3585 sq ft  
Potting Shed / Green House = 19.0 sq m / 206 sq ft  
Bin Store = 2.0 sq m / 22 sq ft  
Total = 354.0 sq m / 3813 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186627)



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 77                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 53      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



