



Mulberry House







# Mulberry House

Barbican Terrace, Barnstaple, Devon, EX32 9HH

Within level walking distance of Barnstaple town centre, Rock Park and river walks/the Tarka Trail

An exceptional wing of a former Victorian vicarage, together with delightful 'oasis' garden, in a quiet & convenient residential location

- Receiving Hall, Cloakroom, Reception Hall
- TV Room, Games Room, Library, Study
- Grand original staircase. Many features
- Summerhouse/Studio, Ample Parking
- Council Tax Band F
- Magnificent Sitting/Dining Room/Kitchen
- Utility Room, Cellars/Workshops
- 4 En Suite Bedrooms, Family Bathroom
- Beautiful, well tended gardens
- Freehold

Guide Price £775,000

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**SITUATION & AMENITIES**

Mulberry House enjoys the best of all worlds in terms of position because it is quiet, backs onto Trinity Church, is set well back from the road, but at the same time the town centre is within comfortable level walking distance, as is Rock Park with delightful riverside walks and where the Tarka Trail (cycle and footpath) allows access to miles of scenic countryside. As the regional centre, Barnstaple offers the area's main business, commercial, shopping and leisure and shopping venues, as well as Pannier Market, live theatre and district hospital. At Barnstaple there is a mainline train service to Exeter. The Link Road nearby also allows access in 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. Less than 30 minutes by car are the sandy surfing beaches of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. Exmoor National Park is a similar distance. Barnstaple provides a good choice of schools, otherwise notable private schools in the area include Kingsley at Bideford, West Buckland and Blundell's at Tiverton. The nearest international airports are at Bristol and Exeter.

**DESCRIPTION**

Mulberry House is quite simply an exceptional property. It forms a wing of a substantial former Victorian Vicarage circa 1846, and presents elevations of brick with stone aperture surrounds to most doors and windows, with double glazed units, all beneath a slate roof. The interior really needs to be viewed to be fully appreciated, because the accommodation is not only generous and versatile, but is presented to a very high standard. During their tenure, the vendors have sympathetically restored the property and added their own flair and style to create a very special home, where quality 21st Century refinements sit well with many original period features. A particular feature of the property is the vendors' use of striking colours and wallpapers in the majority of rooms. The house is complemented by the well-tended 'oasis' gardens, which are arranged as a series of external 'rooms', in order to follow the sun around, find shade and enjoy different vistas. The over-large Summerhouse is currently arranged for entertaining and Summer dining, but equally could be utilised as a studio/office etc. Planning permission has existed in the past under North Devon Council Planning Reference 57124 for the erection of garaging, but this has since lapsed. There may however be hope to reinstate this, subject to a buyer's requirements. Given the number of en-suites, the property may also lend itself to home and income use, such as Air B'n'B etc. This is one of the finest properties currently available in Barnstaple, and so if you are looking for something interesting, unique and unusual with a manageable level garden, peacefully situated, where you can walk to the park along the river or to the theatre, this could be it!

**DIRECTIONS**

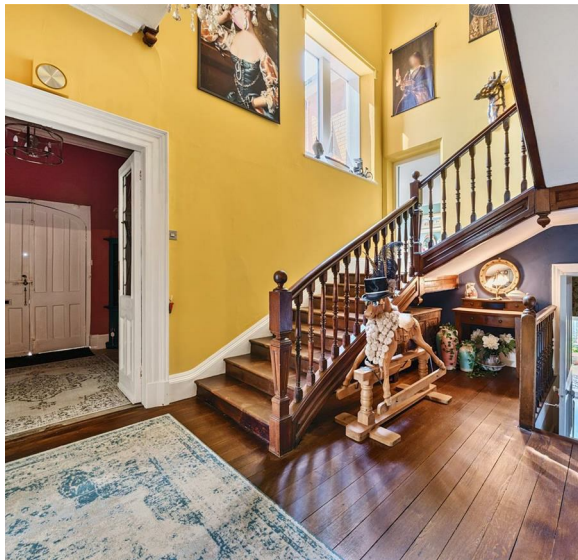
W3W/////bronze.honey.couple

Leaving Barnstaple town centre, proceed along Queen Street to the roundabout. Turn left and then at the next roundabout take the 3rd exit and follow the slip road into Summerland Street, passing the shop. Continue to the end of the road and bear right into Barbican Terrace. Towards the bottom just before the entrance to the church, turn left into a private drive and the property will be seen directly in front with nameplate clearly displayed.

**SERVICES**

All mains services. Gas-fired central heating. There is a fire alarm throughout the property. According to Ofcom, Ultrafast broadband is available in the area, and mobile signal is likely from several network providers. For further information please visit <https://checker.ofcom.org.uk/>





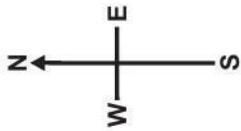
## ACCOMMODATION

Impressive pair of original front doors to RECEIVING HALL stone flagged floor. CLOAKROOM pedestal wash basin, low level wc, Victorian style flooring. Pair of leaded half-glazed doors to spacious RECEPTION HALL with fine grand original staircase rising to FIRST FLOOR (described later) stripped wood flooring. The 'wow' factor of the accommodation is the magnificent open-plan SITTING/DINING/BREAKFAST ROOM/KITCHEN – arranged in four distinct zones. The SITTING ROOM features an open stone fireplace, flanked by two display alcoves, each with fitted bookcases beneath. There is an ornate plaster ceiling rose and cornices. Stripped wood flooring leads through to the DINING ZONE and large open archway onto the KITCHEN/BREAKFAST ROOM ZONE. The Kitchen units are in a white theme, with polished granite worksurfaces. There is a central island incorporating double Belfast sink with integrated dishwasher and breakfast bar. Other appliances include Bosch electric oven, Bosch microwave, Bosch coffee maker, integrated fridge, Bosch induction hob, extractor fan. There are a pair of glazed doors leading directly onto the SUN TERRACE – ideal for Al fresco dining. Returning to the RECEPTION HALL, a lobby leads through to TV ROOM/SNUG with ornamental fireplace, stripped wood flooring. Open archway to STUDY RECESS. Saloon type doors and a window division with etching quoting 'Welcome to Harry's Bar' lead into an excellent GAMES ROOM with glass roof lantern. From the RECEPTION HALL a staircase leads down to the Lower Ground Floor and first to a LIBRARY with pair of casement doors to GARDEN, CUPBOARD housing electrics, STORE ROOM off. Access to dry CELLARAGE/WORKSHOP with good ceiling height, stone flagged flooring. UTILITY ROOM/2ND KITCHEN in a white theme, topped with wood effect worksurfaces, Belfast sink, plumbing for washing machine, space for overspill fridge/freezer, range of storage cupboards, shelving and bench, underfloor heating, coat hooks half glazed door to REAR GARDEN, wood effect ceramic flooring. \*SPECIAL NOTE – this area could potentially be converted into a self-contained suite, independently accessed via the rear garden, which is approached from a pathway off the main drive".

Returning to the RECEPTION HALL the aforementioned grand staircase rises to the main landing with two mezzanine levels below it. Within the main LANDING there is a trap to the loft space and built-in STORAGE CUPBOARD. BEDROOM 1 window overlooking the garden and the church, open archway to DRESSING ROOM with ornamental fireplace, marble surround, window seat with cupboards beneath, range of fitted wardrobes. ENSUITE SHOWER ROOM with cubicle, hand held and drench units, aquaboard surround, glass shower screen, low level wc, his'n'her wash basins, cupboards under, twin illuminated wall mirrors, stone effect tiled flooring, underfloor heating. BEDROOM 2 also with views over the garden towards the church, two single built-in wardrobes – 1 mirror-fronted, painted wooden floorboards. ENSUITE SHOWER ROOM with corner cubicle, aquaboard surround, low level wc, pedestal wash basin, heated towel rail/radiator. FAMILY BATHROOM/SHOWER ROOM beautifully fitted and featuring a free-standing tub acrylic bath with free-standing taps and telephone style hand held shower unit, separate shower cubicle with hand held and drench units, aquaboard surround and glass screen, low level wc, pedestal wash basin, wall mirror, Victorian style tiled flooring, built-in wardrobe cupboard, heated towel rail/radiator. BEDROOM 3 double aspect, ornamental fireplace, trap to loft. ENSUITE SHOWER ROOM with corner cubicle, aquaboard surround, pedestal wash basin, low level wc, heated towel rail/radiator, extractor fan. This Bedroom is approached via its own lobby with a built-in electrics cupboard off it. BEDROOM 4 also double aspect, built-in shelved STORAGE CUPBOARD. Multi-pane glazed door to ENSUITE SHOWER ROOM tiled cubicle, low level wc, wash hand basin, illuminated wall mirror, heated towel rail/radiator, extractor fan.

## OUTSIDE

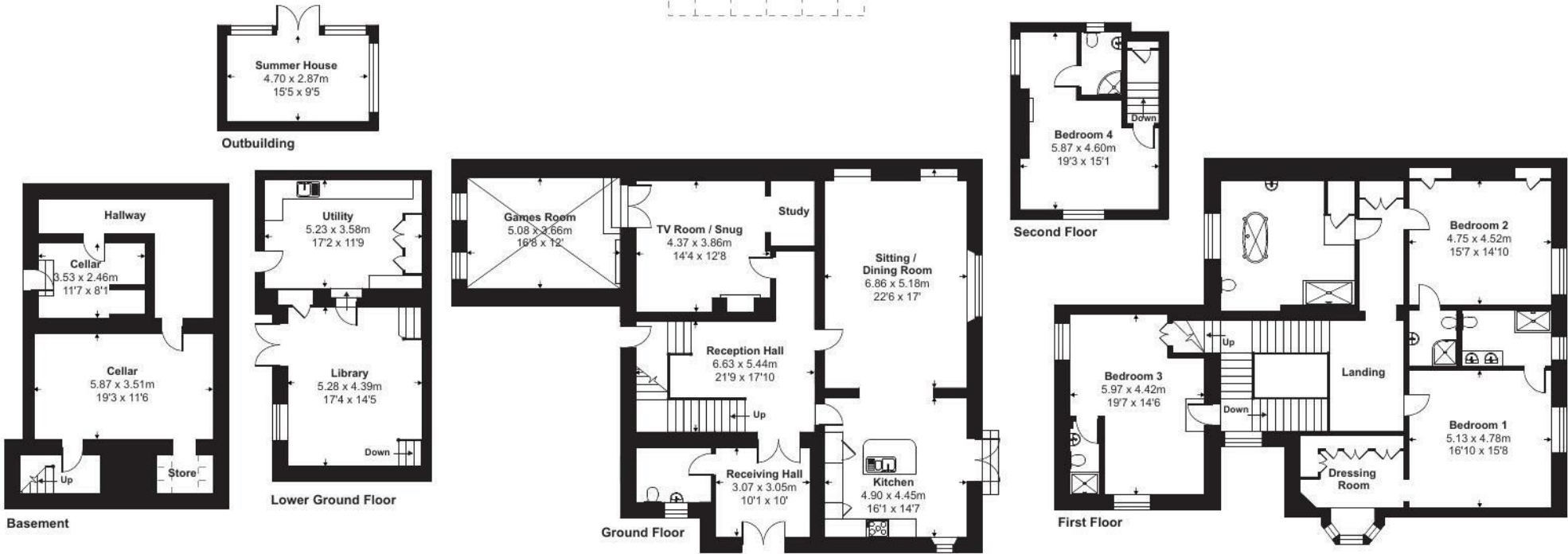
The property is approached by a private drive, initially shared but then becomes private via a pair of impressive electrically operated pillared gates, over an extensive driveway which provides ample parking and turning space. To the right of this is a lawn bounded by railings and with cottage planted borders. Immediately adjacent to the front of the house is a deep area of shrubbery and path to the rear garden, which leads to the Lower Ground Floor of the property, where there is chipped bark, a seating area and a good deal of seclusion and privacy. From the driveway a pedestrian gate leads to the REAR GARDEN where there is firstly an extensive TERRACE, immediately adjacent to the dwelling, where a magnificent well-established magnolia provides shade. To the right is the SUMMERHOUSE/STUDIO/OFFICE with power, light, heating and consumer unit. Grass pathways then meander around beds and borders. In the centre is a metal PERGOLA. Other features include stepping stones and timber posts, linked by rope, rustic arches etc. There are TERRACES to enjoy the sun or shade. At the far end is a most attractive ornamental fishpond, and to the right of this two timber GARDEN SHEDS. The working area of the garden is separated by a picket fence and pedestrian gate, leading onto the Kitchen garden with raised vegetable and soft fruit beds and beyond this a path leads onto a discreet compost area bounded by high walls. As one looks from the back of the house, the left-hand boundary includes a number of mature trees, which once again provide shade and privacy. The gardens are of irregular shape and are understood to amount to about 0.32 of an acre.



Approximate Area = 4463 sq ft / 414.6 sq m  
Limited Use Area(s) = 59 sq ft / 5.4 sq m  
Outbuilding = 144 sq ft / 13.3 sq m  
Total = 4666 sq ft / 433.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1294202



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		74
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



