



New Apartments at The Villa



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Litchdon Street, Barnstaple, EX32 8ND

Overlooking the River Taw/Rock Park, close to the Tarka Trail & Barnstaple town centre, in an exclusive residential area

A new development of 6 quality apartments converted from a Grade II Listed Georgian 'Villa', situated close to Barnstaple town centre

- 6 Newly Converted Apartments
- Original features combine
- Most enjoy views over River Taw
- All have allocated parking. Communal garden
- Council Tax & Service charges TBC
- Four x 2 bedroom & Two x 1 Bedroom
- with 21st Century Refinements
- One has a private courtyard & deck
- FURNISHED SHOW UNIT OPEN
- 250 Year leases - Share in Freehold

Prices From £275,000

SITUATION & AMENITIES

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 pannier 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. 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 properties are 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

The Villa is an elegant grade II listed Georgian mansion which presents painted rendered elevations, relieved by cast iron balconies, beneath a new slate roof. The property has been sympathetically restored and converted into six individual apartments. Within the former grounds are a row of six townhouses and all in all the scheme forms a brand-new landmark terrace and original 'villa' which together sit well between established, largely Georgian or Victorian townhouses in the roads which surround the site. This is the ancient district of Barnstaple where the prime positions were originally taken overlooking the river. The house has been converted into six individual self-contained apartments arranged principally over three floors, where there are four, two-bedroom units and two, one-bedroom units, all displaying period features with high ceilings and large windows allowing light to flood in. The design respects the heritage of the surroundings whilst at the same time creating elegant, exclusive, stylish and modern homes. The high standard craftsmanship and quality fittings are reflected throughout each apartment.

PRICE LIST & AVAILABILITY OF REMAINING TOWN HOUSES

Apartment 1 - 1 Bedroom Unit - Ground Floor - £325,000
Apartment 2 - 2 Bedroom Unit - Second Floor with balcony & river view - £499,950
Apartment 3 - 1 Bedroom - Ground Floor Duplex - £325,000
Apartment 4 - 2 Bedroom - Second Floor - £275,000
Apartment 5 - 2 Bedroom Penthouse with river view - £425,000
Apartment 6 - 2 Bedroom with outside deck - £395,000

Of the 6 townhouses, 3 four bedroom homes remain available priced between £525,000 - £550,000 including a show unit.

QUESTIONS & ANSWERS

- There will be a Build Zone 10-year warranty provided for each apartment.
 - All apartments are heated by independent gas systems.
 - All fitted kitchens have usual appliances, the 2 bedroom units also have dishwashers.
 - There is one allocated parking space per property plus visitor spaces.
 - The SAP/EPC ratings for the apartments will be released in due course.
 - There will be a bin storage and bike storage facility.
 - There is a small communal garden at the front of the building.
 - The apartments will be sold on new 250-year leases, each owner will also enjoy ownership of a sixth of the freehold.
 - Services charges will be set according to floor area, there is no ground rent.
 - Pets will be allowed subject to Management Company approval.
 - There will be post boxes for each unit placed in relevant communal access areas.
 - The square footages of the apartments are as follows: APARTMENT 1 Ground Floor, 732 sq ft/1 bedroom. APARTMENT 2 First Floor, 1442 sq ft/2 bedrooms. APARTMENT 3 Lower Ground Floor/Ground Floor Duplex, 732 sq ft/1 bedroom. APARTMENT 4 First Floor, 635 sq ft/2 bedrooms. APARTMENT 5 Penthouse Second Floor, 1163 sq ft/2 bedrooms. APARTMENT 6 Ground Floor 696 sq ft/2 bedrooms with private courtyard.
 - Viewings strictly through the selling agents.
 - Floorplans which are provided within these particulars are for illustrative purposes only and may be subject to change, the same applies to the brief specification provided.
 - Latest illustrations for renting or holiday lets can be provided upon request.
- . Completion of the build is anticipated by the end of July 2025.

SERVICES

All main services are connected with individual gas central heating systems.

DIRECTIONS

<https://w3w.co/book.choice.bottom>

The site is situated between Litchdon Street and Taw Vale. Taw Vale runs parallel with the River Taw and runs into The Strand. There are traffic restrictions in both Taw Vale and The Strand. Litchdon Street is a one way system. Accordingly, with the river to your right, turn into The Strand, turn left into Litchdon Street. Proceed to the end of Litchdon Street and the site can be found on the right-hand side overlooking Taw Vale, the river and Rock Park.

SHOW APARTMENT



These particulars are a guide only and should not be relied upon for any purpose.



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