



2 Old Nurseries



STAGS

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Barbican Road, Barnstaple, Devon, EX32 9HW

Walking distance of Barnstaple town centre

A particularly spacious and individual detached house providing well-appointed and versatile accommodation

- Main house with Annexe
- Ample parking
- Secluded gardens
- Council Tax Bands D & A
- Private position
- Walking distance to town
- Freehold

Guide Price £595,000

SITUATION

The property is situated right in the heart of town yet occupies a tucked away position down a private Lane. The location is excellent, being only a short walk from the very heart of the town centre and High Street. All the towns amenities are within easy level walking distance, being located just off the Square. The Bus Station is not far, and there is a branch line Railway Station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours' drive of the safe, sandy, surfing beaches of Croyde, Puttsborough, Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike.



DESCRIPTION

A particularly spacious and individual detached house providing well-appointed and versatile accommodation. Originally built in the 1970s, this unique property has been extended and modernised over the years to provide an annexe ideal for those with dependent relatives but could easily be used as part of the main house if required or Air B'n'B. Externally there are mature and attractively arranged gardens featuring lawns and borders beautifully stocked with a range of shrubs, bushes and plants, patio areas and decking. There is plenty of private off-road parking.

ACCOMMODATION

The main part of the house has an entrance hall with a stylish open tread staircase. Sitting room with wood burner and French doors to the garden. A modern high gloss Kitchen with a range of matching units, integrated Appliances, inset sink and space for white goods. There is a ground floor W.C plus a further Reception Room, perfect for formal dining or alternatively could be used along with the Annexe to provide additional bedroom or living space in that section of the property.

On the First Floor there are four double bedrooms all with built in cupboards with the principal benefitting from an en-suite bathroom. The family bathroom includes a shower, WC and sink.

The Annexe itself is also well appointed and can be accessed either from the driveway or the kitchen. It includes an entrance hall and well-appointed Kitchen with a range of units, inset sink, space for white goods, Stoves oven and door to the garden. The living room includes fireplace feature. On the first floor is the double bedroom with its own en-suite Bathroom, walk in wardrobe and French doors to the Juliet balcony.

OUTSIDE

The property is approached via a private driveway from Barbican Road. It is lower of two modern homes approached from the private lane. A five-bar gate leads you immediately to the front of the property with front garden and extensive parking.

The position is extremely private, with mature wrap-around gardens incorporating lawns, with an assortment of shrubs plants and trees. Attached to the side is a sheltered patio area, detached garden shed and a block built shed. To the rear is a raised deck area ideal for Al fresco dining.

SPECIAL NOTE

We understand there is a vehicular right of way to the front of the property. For more information please contact the selling agent.

SERVICES

All mains connected
Gas central heating



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		
(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		
EU Directive 2002/91/EC		

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Approximate Area = 2024 sq ft / 188 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1342766