



Wuthering Heights



STAGS

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Bellaire, Pilton, Barnstaple, Devon, EX31 1QZ

Pilton village, schooling, NDDH, Barnstaple centre, the Link Road, Coast & Exmoor, all within easy access

A spacious Grade II Listed house in a sought-after residential area, boasting many original features and spacious accommodation

- Grade II Listed Period House
- 2 Large Reception Rooms
- 2 Bathrooms
- Mature Gardens
- Freehold
- 5 Bedrooms
- Kitchen & Utility Room
- Garage & Off-Street Parking
- Walking Distance to Amenities in Pilton & Barnstaple
- Council Tax Band E

Guide Price £525,000

SITUATION & AMENITIES

Bellaire is a sought-after residential area of Barnstaple, on the fringe of Pilton – the old part of the town, located about ¾ mile north of the town centre, and has its own primary and secondary schools as well as a delightful period High Street which boasts many local amenities. As the regional centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and district hospital. In fact, many staff who work at the hospital reside in the Pilton area. The town is well known for its exclusive range of outlets, including all the High Street favourites, as well as a diverse selection of local stores. There are live theatres at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close to hand, including golf at Landkey, Ilfracombe, Saunton and Westward Ho! North Devon's famous coastline and its excellent range of sandy beaches provides numerous water sports opportunities, and walking country in abundance. The favoured resorts of Croyde, Saunton and Woolacombe are nearby, and Exmoor is within easy driving distance. A short distance away is access to the North Devon Link Road, leading through to Jct.27 of the M5, as well as Tiverton Parkway where London Paddington can be reached in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are a number of reputable private schools within the area, including Kingsley at Bideford, West Buckland and Blundell's at Tiverton. Some of these have local pick-up points.



DESCRIPTION

A distinguished five-bedroom Grade II Listed Georgian home of architectural and historical significance, set in the highly sought-after Bellaire area of Pilton. This impressive residence combines elegant proportions, high ceilings, and many original period features, offering a rare opportunity to restore a property of great character to its former splendour.

The house provides generous and versatile accommodation arranged over three floors, including five bedrooms, two spacious reception rooms, a kitchen with adjoining utility, and two bathrooms. French doors open from both main reception rooms to the front garden, flooding the interiors with natural light, while the sitting room features an original fireplace with wood-burning stove.

Upstairs, the principal bedroom benefits from an en suite shower room, while the second bedroom enjoys access to a charming balcony overlooking the mature gardens. Two further bedrooms occupy the top floor, ideal for family use or home offices.

ACCOMMODATION

Entrance porch to Ground Floor accommodation which includes two impressively sized reception rooms, both with original French doors to the front garden while the sitting room benefits from fireplace with wood burner. The kitchen includes a range of units with some integrated appliances, utility room, WC and access to the rear courtyard/garden.

The First Floor includes three large double bedrooms. The principal including a shower ensuite. Bedroom two benefits from French doors with access to the balcony. The family bathroom includes WC, sink and freestanding bath.

Two further double bedrooms can be found on the Second Floor.

OUTSIDE

Set behind a gated entrance, the property enjoys a mature front garden with established trees and planting, a paved terrace for outdoor seating, and additional off-street parking. To the rear is an enclosed cobbled courtyard, a small garden, and a double garage with driveway parking in front.

SERVICES

All mains services connected
Gas central heating
Grade II listed

DIRECTIONS

W3W///hips.tins.track

Depart Barnstaple and head North on the A39. At the traffic lights turn left and immediately right into Pilton Street. Follow the road round into Under Minnow Road. Take the right-hand turning into Bellaire, and the property is located within a short distance on the left-hand side, identified by our For Sale board.



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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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