



**23 Hills View, Barnstaple, EX32 8BN**

**£365,000**

An impressive and spacious Victorian townhouse, perfect for a large family or multi-generational living. With potential to be split into multiple dwellings (subject to planning consent), this versatile property offers substantial accommodation across four floors.



## Description

This impressive, imposing home boasts classic Victorian charm, including painted Marland brick elevations, decorative coving, and fireplaces, while offering modern conveniences like UPVC double-glazed windows and a slate roof.

The ground floor features an inviting entrance hall leading to a bright sitting room with a bay window and period features, along with a stylish kitchen/diner equipped with modern appliances. Two bedrooms and a shower room complete this level. On the first floor, there is a large double bedroom, a second kitchen/diner, another sitting room, and a shower room, offering potential for independent living. The second floor includes four spacious bedrooms, two of which are intercommunicating.

The lower ground floor, accessed via the rear courtyard, offers excellent storage and utility space with further potential for development. Externally, the property benefits from a small courtyard at the front and a gated rear courtyard garden with off-street parking.

This home could be perfect for a multi-generational or large family. With two separate service supplies, the property offers the flexibility to create self-contained living spaces, particularly on the ground floor, which is ideal for elderly relatives. The ground floor already features two bedrooms, a kitchen/diner, a sitting room, and a shower room, offering independent living with easy access. Meanwhile, the upper floors provide ample space for the rest of the family, ensuring privacy and comfort for all generations under one roof. The versatile layout makes it easy to adapt the home to suit various family needs.

This impressive Victorian townhouse also has excellent potential to be converted into a large 8-bedroom HMO, offering a lucrative investment opportunity. With four spacious floors, the property could easily be adapted to provide self-contained rooms, each with access to shared kitchens, bathrooms, and living areas. The current layout already includes multiple bedrooms, two kitchens, and several reception rooms, which could be repurposed as additional bedrooms or communal spaces. The lower ground floor, currently used for storage, could be transformed into further living accommodation or communal utility areas. With a gated courtyard at the rear offering off-street parking, this property is well-suited for tenants.

Located in a prime position, this exceptional home is ideal for those seeking space, character, and the opportunity to create a unique multi-generational residence or convert it into separate units. Don't miss out on this rare opportunity!

## Ground Floor

Entrance lobby with an internal door leading to a hallway and another lobby. There are doors to an inner hall with stairs to the first floor. Under the stairs is a cupboard with gas and electric supplies for the upper floors. The sitting room has a bay window at the front, a fireplace, decorative coving, and a central ceiling rose. The kitchen/dining room has matching wall and base units with a high gloss finish, roll-top work surfaces, a stainless steel sink with mixer taps, a tiled splashback, a built-in electric fan oven, a four-burner gas hob, and a stainless steel extractor hood. There's also a gas fire and a door to the inner lobby, which leads to a side door opening to the rear courtyard garden. There are two bedrooms, one on the side and one at the back. The shower room has a frosted window at the back, a tiled shower, a dual-flush toilet, and a pedestal sink with mixer taps.

### Sitting Room 16'6" x 12'5" (5.03 x 3.81)



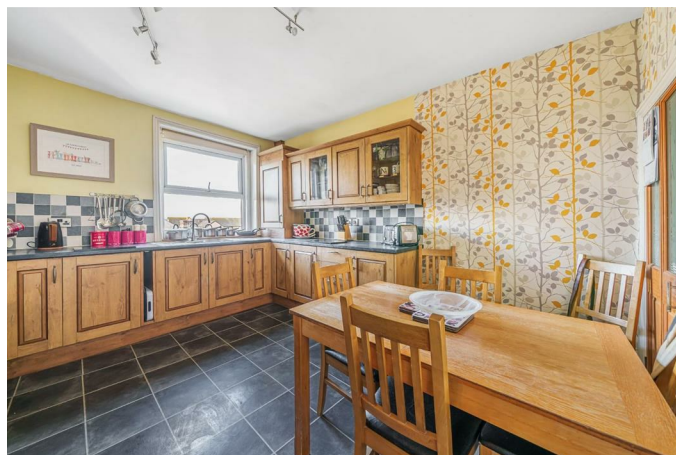
### Kitchen 17'7" x 11'3" (5.38 x 3.45)



Bedroom 1 14'11" x 12'11" (4.55 x 3.94)



Kitchen 13'3" x 11'6" (4.04 x 3.51)



Bedroom 7 10'9" x 8'0" (3.30 x 2.46)

### Shower Room

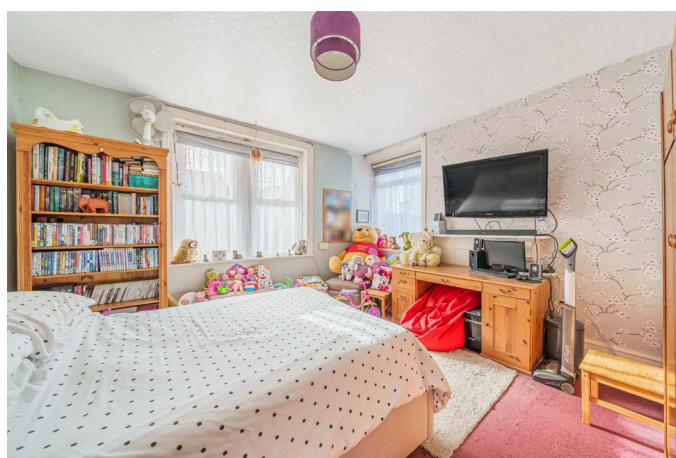
#### First Floor

Half landing with a stained glass window on the side. A double bedroom with dual aspect windows, a fireplace, and a hand wash basin. The shower room has a frosted side window, tiled floor and walls, a pedestal sink with mixer taps, and a dual-flush toilet. The kitchen/dining room has a rear window with a view of the town, vinyl flooring with a tiled effect, shaker-style wall and base units, roll-top work surfaces, a 1½ sink with mixer taps, a cupboard with the boiler, a built-in electric fan oven, a hob with an extractor, space for a freestanding fridge freezer, and a larder cupboard. The sitting room has windows to the front and side, with stairs leading to the second floor.

Sitting Room 16'7" x 11'1" (5.08 x 3.38)



Bedroom 3 13'8" x 13'3" (4.17 x 4.04)



### Shower Room



#### Second Floor

Skylight. Four large bedrooms, with two of them connected to each other.



Bedroom 4 13'3" x 11'5" (4.04 x 3.48)



Bedroom 2 14'0" x 12'0" (4.27 x 3.66)



Bedroom 5 12'2" x 11'3" (3.73 x 3.43)



Bedroom 6 12'0" x 11'3" (3.66 x 3.43)



### Cellar/Outbuilding

The basement level is currently used for laundry, storage and utility space, with an outdoor WC and additional basement rooms.

Laundry Room 8'11" x 6'11" (2.74 x 2.13)

Store 14'0" x 8'11" (4.27 x 2.74)

Store 14'0" x 8'0" (4.27 x 2.44)

Cellar 8'0" x 6'11" (2.44 x 2.13)

### Outside

At the front of the property, there is a small courtyard area leading to the front door. At the rear, there is an enclosed courtyard with gated access for off-street parking.

### Services

Freehold

Mains services for gas, electric and water. 2 Supplies for the house.

Council Tax Band - C

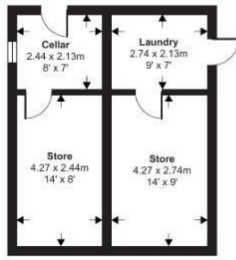
EPC - D

Parking - Offroad plus onroad parking permits available

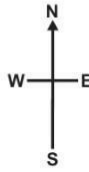
# Floor Plan

Approximate Area = 2607 sq ft / 242.1 sq m  
 Limited Use Area(s) = 113 sq ft / 10.4 sq m  
 Outbuilding = 195 sq ft / 18.1 sq m  
 Total = 2915 sq ft / 270.6 sq m

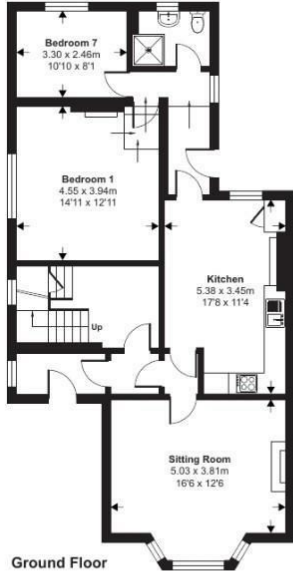
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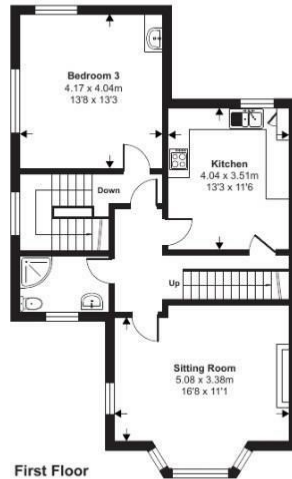
Cellar / Outbuilding



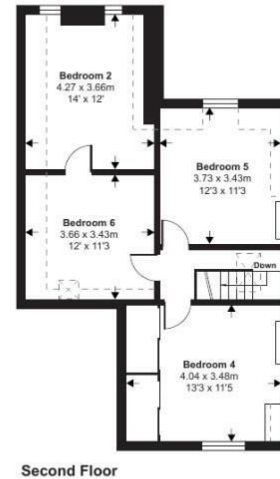
Denotes restricted head height



Ground Floor



First Floor

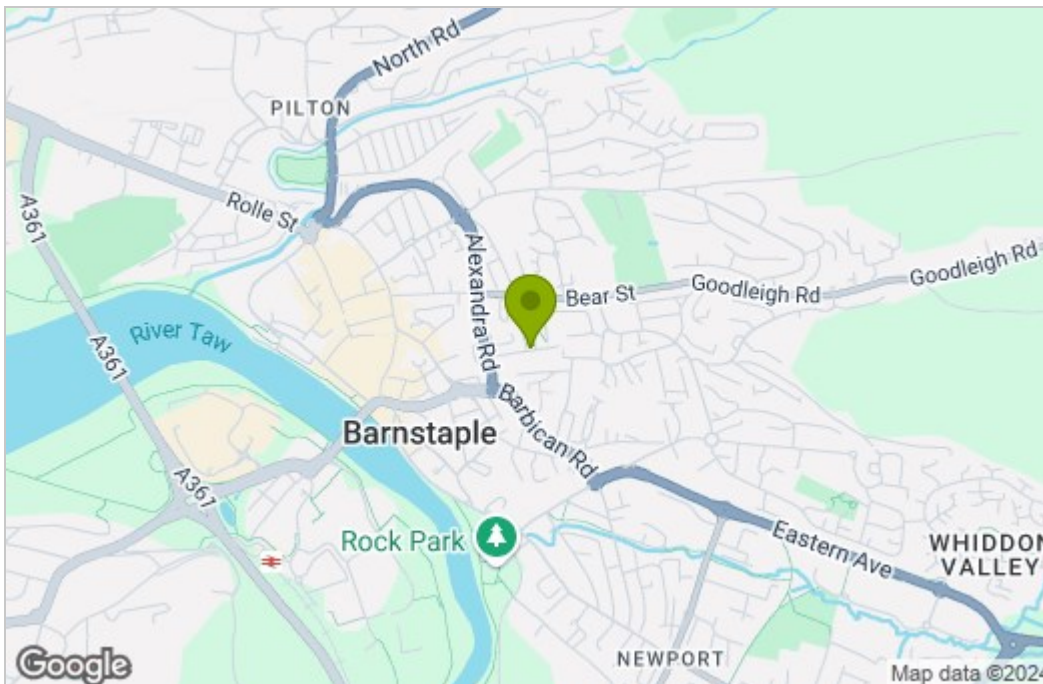


Second Floor

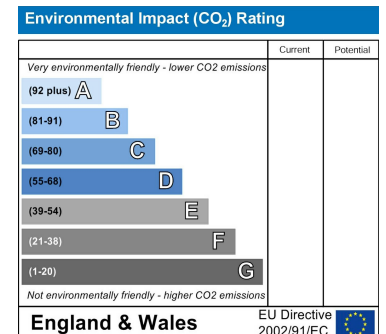
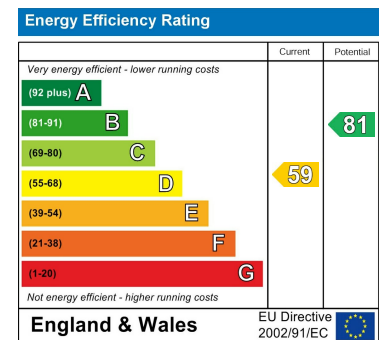


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1050364

# Area Map



# Energy Efficiency Graph



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Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP