



23 Hills View, Barnstaple, EX32 8BN

Auction Guide £300,000

Online Conditional Auction - Starting Price £295,000 - 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

A substantial Victorian residence brimming with potential, ideal for refurbishment, reconfiguration, or income generation.

This imposing period townhouse combines classic Victorian architecture with generous proportions across four floors, offering a rare opportunity for buyers looking to create a bespoke multi-generational home, investment property, or both. While retaining charming features such as painted Marland brick elevations, decorative coving, original fireplaces, and a slate roof, the property would now benefit from modernisation throughout—providing a blank canvas for those with vision.

The ground floor comprises an inviting entrance hall, a bright bay-fronted sitting room, a kitchen/diner with fitted appliances, two bedrooms, and a shower room. This level could easily be refurbished to form a self-contained flat or independent living space—ideal for elderly relatives or tenants.

The first floor offers further scope with a second kitchen/diner, a sitting room, a large double bedroom, and a shower room—lending itself perfectly to separation for dual living or letting potential. The second floor features four spacious bedrooms, including two intercommunicating rooms, all of which could be modernised and reconfigured to suit a variety of living arrangements.

Accessed from the gated rear courtyard, the lower ground floor currently serves as a generous storage and utility area, but has excellent potential for conversion—whether as additional living accommodation, communal spaces, or ancillary income-generating units, subject to the necessary consents.

Externally, the property includes a small courtyard to the front and an enclosed rear courtyard garden with gated off-street parking—an increasingly rare and valuable asset.

With two separate service supplies already in place, this property lends itself to division into multiple self-contained units or conversion into an 8-bedroom HMO (House in Multiple Occupation), subject to the relevant permissions. The existing layout—with multiple reception rooms, kitchens, and bathrooms—presents a strong foundation for either an investment venture or a flexible multi-generational lifestyle.

Occupying a prime position, this grand yet adaptable home is perfectly suited to those seeking a renovation project with scope to enhance, extend or reconfigure. Whether your vision involves updating the interiors for family living, creating rental

income, or both—this is a property packed with promise.

<https://app.bambooauctions.com/property/hills-view-barnstaple-2346230>

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

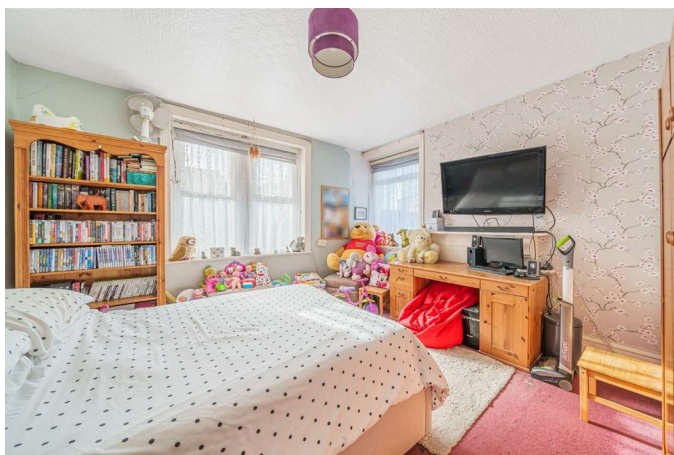
First Floor

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

Auction Ts and Cs

†Conditional auction

If the reserve is met or exceeded and the auction timer reaches zero, an exclusivity period begins in relation to that property. The successful bidder is contractually required to exchange on the property on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Other Key Info" section in the listing above). All properties sold by conditional auction are sold subject to a reservation fee which is clearly stated in the terms and conditions attached to the property and in the bidding box before a bid is placed. The reservation fee is payable in addition to the final purchase price and is received on a non-refundable basis, subject to the terms of the Reservation

Agreement. To ensure that the successful bidder proceeds, the winning buyer is automatically charged a reservation fee and agrees prior to making their bid, to pay any outstanding amount of the property reservation fee immediately at the end of the auction. The auctioneer will be authorised to sign the reservation agreement on both the buyer's and seller's behalf. If by the seller's act, exchange does not occur on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Other Key Info" section in the listing above), the reservation fee shall be fully refunded to the buyer. If the buyer fails to exchange on or before the expiry of 20 working days from the end of the auction (unless otherwise stated in the "Other Key Info" section in the listing above), they will forfeit the full amount of the reservation fee. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

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Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

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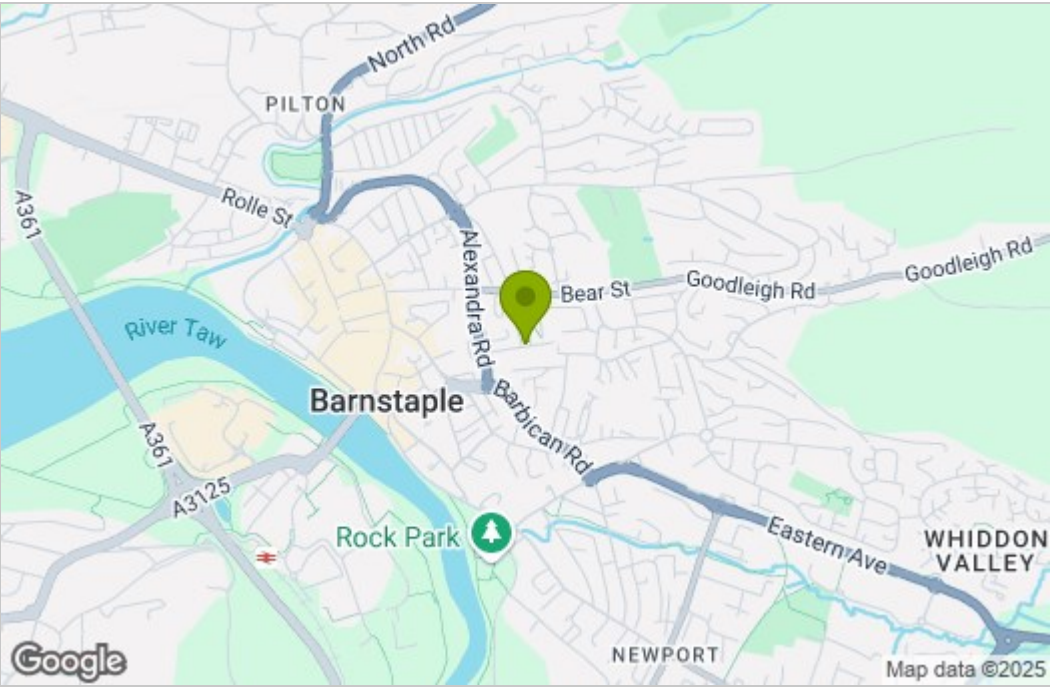
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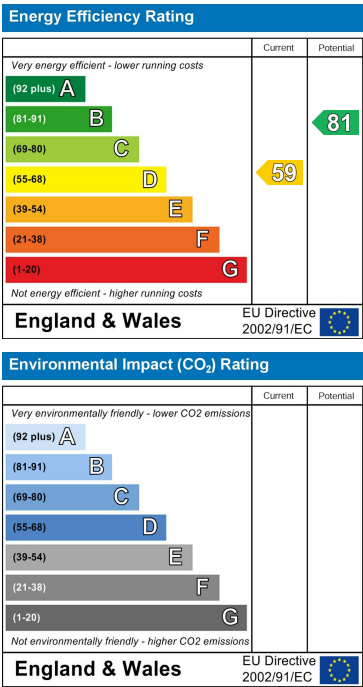
Floor Plan



Area Map



Energy Efficiency Graph



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