



4 & 4a, South Street



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Newport, Barnstaple, Devon EX32 9DT

Schools & amenities within walking distance

A pair of Grade II Listed period cottages in need of full renovation benefitting from a good sized garden & off-road parking

- In need of full renovation
- 1 Three Bedroom House
- Good outside space
- Grade II Listed
- Council Tax Bands B
- Two properties
- 1 Two Bedroom House
- Off-road parking
- No onward chain
- Freehold

Guide Price £250,000

SITUATION

Situated in the heart of the popular Newport area of Barnstaple, within close proximity of Newport primary school, Park secondary school, doctor's surgery, bus route, supermarket and local shops. Barnstaple town centre is about $\frac{3}{4}$ of a mile, and as the regional centre of North Devon, houses the area's main business, commercial, leisure and shopping venues, including the renowned Pannier Market and Butcher's Row, as well as theatres, cinema, leisure centre and North Devon District Hospital. The North Devon Link Road is within easy access, leading on, in about 45 minutes to Junction 27 of the M5 Motorway, where Tiverton Parkway also provides a fast service of trains to London (Paddington) in about 2 hours. The North Devon coast, including the popular sandy, surfing beaches at Saunton, Croyde and Woolacombe are all within easy reach, as is Instow and the Cornish border. Exmoor is also easily accessible.



DESCRIPTION

A pair of Grade II Listed period cottages, 4 & 4a South Street are separately council taxed yet accessed via a shared front door and internal hallway, offering a rare opportunity for full renovation and allowing a buyer to stamp their own mark. Number 4 provides three bedrooms and Number 4a offers two - both enjoying a surprisingly generous rear garden that can be adapted and divided between the two dwellings, along with off road parking via rear gates, and while the current arrangement supports retaining them as two cottages, there is clear scope subject to listed building consent to combine the accommodation into one substantial five bedroom home with a large garden and parking, with the property offered to the market with no onward chain.

Cash buyers are encouraged.

ACCOMMODATION

Number 4

Sitting room, dining room, kitchen and conservatory. Access to rear garden.

Landing, three bedrooms and bathroom.

Number 4a

Sitting room, kitchen, bathroom and conservatory. Access to rear garden.

Two double bedrooms.

OUTSIDE

A large rear garden sits behind the property, currently arranged with a part-division between the two homes. A patio area and car port provide useful space for storage or vehicles, though the structure is now in need of rebuilding or replacement. Additional features include a bin store and utility cupboard.

Double gates, along with a separate pedestrian gate, open onto the rear lane, giving vehicle access through to Clinton Road. With reconfiguration, parking could be created for several vehicles whilst still retaining a generous garden.

SERVICES

Mains connected.

Electric 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.

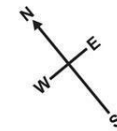


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		39
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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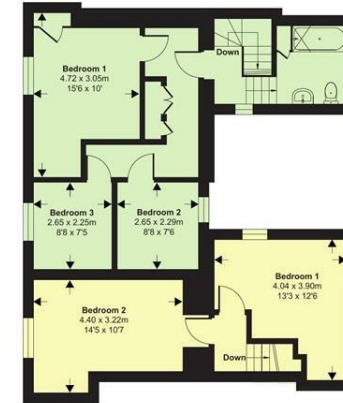
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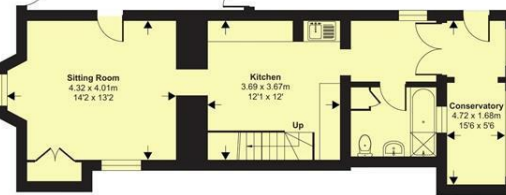
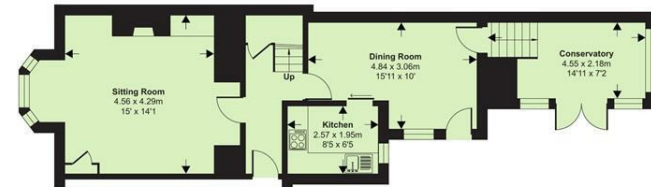


Approximate Area = 2174 sq ft / 201.9 sq m

For identification only - Not to scale



First Floor 1 / 2



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1519749



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