



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



Beautiful Grade II Listed Townhouse

2 Clarence Place South Street, Barnstaple, EX32 9DU

Asking Price

£425,000

- 4 Bedrooms
- Private, Walled Garden
- 1 Bed Annexe
- Full Of Charm & Character
- Workshop/Garage
- Close To Local Schools & Amenities

Looking to sell? Let us
value your property
for free!

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

Sitting Room

4.99 x 4.26 (16'4" x 13'11")

Dining Room

4.26 x 4.02 (13'11" x 13'2")

Kitchen

6.85 x 2.08 (22'5" x 6'9")

Half Landing

Bedroom 1

4.40 x 3.89 (14'5" x 12'9")

Bedroom 2

4.20 x 3.55 (13'9" x 11'7")

En-Suite Shower Room

Bedroom 3

4.09 x 3.80 (13'5" x 12'5")

Bedroom 4

4.46 x 2.31 (14'7" x 7'6")

Bathroom

3.42 x 3.22 (11'2" x 10'6")

Annexe

4.23 x 2.87 (13'10" x 9'4")

Annexe Kitchen

2.96 x 2.39 (9'8" x 7'10")

Annexe Shower Room

Workshop/Garage

4.52 x 3.87 extending to 5.93 (14'9" x 12'8" extending to 19'5")

Overview

Situated in the sought-after Newport area of Barnstaple, this Grade II Listed townhouse is full of character and charm. From the elegant rendered facade with its classically proportioned windows and pillared front door surround, to the exquisite original plasterwork cornicing within, 2 Clarence Place has genuine heritage, real architectural integrity, and the kind of character that simply cannot be replicated. Inside, the beautifully proportioned sitting room is anchored by a striking original black marble fireplace, while the generous dining room, with its sage green arched alcoves and tall sash windows, is the sort of room that invites long, relaxed evenings around the table. The kitchen, housed in a characterful vaulted extension, has a wonderfully homely feel, and moving upstairs, the landing is lit from above by a beautiful original oval lantern skylight that pours natural light through the heart of the home. There are 4 generous bedrooms with one benefitting from an en-suite shower room. The family bathroom is genuinely stunning, centered around a freestanding roll-top bath on ornate brass feet alongside a separate marble-effect shower enclosure with brass fittings and warm hardwood floors beneath.

The property offers considerably more than the main house alone. A thoughtfully designed one-bedroom annexe provides superb flexibility, whether for extended family, a home working space, or an income-generating opportunity, while to the rear there is a pretty courtyard with an outdoor store and laundry room that leads to the substantial workshop and private walled garden beyond that offers a lovely outdoor retreat, well-screened by mature trees and shrubs, with a lawned area and paved terrace perfect for al-fresco dining on a sunny afternoon.

Services

All main services connected

Council Tax band

B

Annexe - A

EPC Rating

E

Annexe - D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

