



ORCHARD TERRACE  
TOTAL FLOOR AREA : 2320 sq.ft. (215.5 sq.m.) approx.  
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.  
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## Charming 5 Bedroom Terraced Home

No 7 Orchard Terrace, Barnstaple, EX32 9DY

Asking Price

**£450,000**

- Charming & Characterful Home
- Large, Spacious Rooms
- Private Rear Courtyard
- Double Garage and Walled Garden
- Sought After Location
- Close To Schools & Amenities

## Directions

From Barnstaple town square proceed past the bus station roundabout taking the 2nd exit, go ahead continuing over the next roundabout into Belle Meadow Road, at the next roundabout take the 1st exit into Victoria Road leading into Eastern Avenue, at the McDonalds roundabout take the 2nd exit into Hollowtree Road, at the traffic lights at the brow of the hill continue directly over into South Street and continue taking the left hand turning into Rumsam Road, Orchard Terrace is the row of houses on your left and

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## Room list:

### Entrance Hall

### Sitting Room

5.61 into bay x 5.23 (18'4" into bay x 17'1")

### Dining Room

4.48 x 3.21 (14'8" x 10'6")

### Kitchen

4.16 x 2.76 (13'7" x 9'0")

### Utility Room

5.35 max x 2.56 (17'6" max x 8'4")

### WC & Pantry

### Bedroom 1

5.66 into bay x 4.52 (18'6" into bay x 14'9")

### Bedroom 2

4.49 x 3.22 (14'8" x 10'6")

### Bedroom 3

5.43 x 2.66 (17'9" x 8'8")

### Bedroom 4

2.52 x 1.73 (8'3" x 5'8")

### Bedroom 5

6.28 x 4.29 (20'7" x 14'0")

### Double Garage

5.74 x 4.82 (18'9" x 15'9")

## Location

Newport is within easy walking distance and offers an excellent range of amenities which caters well for everyday needs including local convenience store, Newport Primary School, Park School, nursery, medical centre, dentist and a public house. Barnstaple, the ancient borough and administrative centre for North Devon is a 1 1/2 mile walk through a riverside park to the town centre. The town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.



## Overview

Tucked away at the end of Rumsam Road, this beautifully presented Georgian terraced home is one of just ten period properties forming the quietly distinguished Orchard Terrace. It sits in one of Barnstaple's most sought after residential addresses, yet remains within easy walking distance of Rock Park, the riverside path along the Taw, and the everyday conveniences of Newport Road. It is the kind of location that is genuinely hard to come by, offering that rare balance of neighbourhood calm and town centre accessibility, that demands to be seen.

Coming into the house the character of this home announces itself immediately with a lovely entrance hall before you arrive at a superb sitting room, where a grand bay window floods the space with natural light and a striking Victorian cast iron fireplace with marble surround takes centre stage beneath a chandelier and beautifully preserved coving. The current owners have decorated with real personality throughout, and nowhere is this more evident than in the dining room, where bold feature wallpaper and a second marble fireplace create a wonderfully inviting atmosphere. French doors open directly from the dining room to the rear courtyard, bringing in light and making the transition between inside and outside feel effortless. The kitchen is well appointed with ample worksurfaces and flows into a generous utility room, with a walk in pantry and separate WC also on the ground floor.

Moving upstairs, the accommodation is both spacious and versatile. The master bedroom is a particularly impressive room, light filled and generous with its own deep bay window, picture rails and coving carrying the period detail through beautifully. A second double bedroom is full of charm with its bold teal feature wall and botanical prints, while a third rear bedroom is currently configured as a practical workspace but offers real flexibility. A further single bedroom and family bathroom complete the first floor. The real surprise comes at the top of the house, where a remarkable room of over 20 feet enjoys open views across the town and surrounding countryside through dormer windows, equally at home as a fifth bedroom, studio or teenage retreat.

To the rear, the property offers more than you might expect from a terraced home. A private courtyard provides an immediate outdoor retreat and beyond the lane at the rear lies a newly constructed double garage with electric roller door and behind that there is a private walled garden, that is mainly laid to lawn with a patio area which is a genuinely lovely space that feels like a real secret to be discovered.

## Services

All main services connected

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

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

