

STAGS

Rumsam House

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Rumsam Road, Newport, Barnstaple, EX32 9ER

In a peaceful & convenient location - close to local amenities & within easy access of the town centre

A detached period residence offering remarkable proportions, refined presentation & an impressive footprint of over 4,000 sq. ft, set within one of Barnstaple's most sought-after locations

- Sought after location
- Over 4,000 sq. ft of accommodation
- 8-9 Bedrooms
- Freehold
- Stunning period home
- Gated driveway & ample parking
- 4 Bathrooms
- Council Tax Band F

Offers In Excess Of £700,000

SITUATION & AMENITIES

Rumsam is one of Barnstaple's most prestigious addresses, favoured because it is a Conservation area, peaceful and on the South East side of the town - convenient for local facilities at Newport, including shops, schools, Rock Park and riverside walks. The town itself is easily accessible and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as pannier market, live theatre and District Hospital. Within walking distance are Newport Primary Academy and Park Secondary School, as well as the Tarka Trail - part of the national cycle network. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours. There are a number of clubs for golfers within the area, but most noted are the two championship links courses at Saunton and the Royal North Devon at Westward Ho! (the oldest club in the UK). Sailing is available on the coastal waters at Instow, a few miles away, on the banks of the River Torridge, also home to the North Devon Yacht Club. The glorious sandy surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the North. North Devon is also the only UK coastline identified as a 'World Surfing Reserve'. Exeter the county town and Cathedral city - with its international airport - is just over 40 miles from Barnstaple and a regular local train operates between the two.







DESCRIPTION

Rumsam House is a superbly modernised detached period residence offering remarkable proportions, refined presentation and an impressive footprint of over 4,000 sq. ft arranged across three thoughtfully configured floors. Providing eight/nine bedrooms, a selection of elegant reception rooms and four beautifully finished bathrooms, the property has been enhanced to an outstanding standard, achieving a seamless balance between period architecture and contemporary comfort.

Accessed via a set of entrance gates opening onto a broad driveway capable of accommodating several vehicles with ease. The approach is framed by mature trees, established hedging and a neatly kept lawn, creating an immediate sense of privacy and arrival. The façade is both handsome and imposing, complemented by access to a substantial double garage/workshop measuring approximately 26'8" x 18'8", offering exceptional versatility for vehicle storage, creative hobbies or potential business use. The rear garden is arranged to offer a series of inviting outdoor areas. A smart patio to the left provides an ideal spot for al fresco dining, while a well-kept lawn adds a soft, green outlook. Beyond this, a raised timber deck offers an additional sun-lit seating space

ACCOMMODATION

The property opens into a generous entrance hallway that leads to two refined reception rooms, each enjoying bay windows and wood-burning stoves that create warm, characterful spaces to relax.

At the rear, the home unfolds into an exceptional open-plan kitchen, dining and living area extending to an impressive 36'2". This contemporary space features a high-quality fitted kitchen with range cooker, integrated appliances and a central island, complemented by tiled flooring and spot lighting. The proportions allow for both formal dining and everyday family living, with direct access to the garden, garage/workshop, a separate utility room and a ground-floor cloakroom.

The First Floor provides four well-appointed double bedrooms, including a guest room with en suite, alongside a stylish family bathroom with separate bath and shower.

The Top Floor offers four further doubles, including a superb principal suite with dressing room and private shower room, supported by an additional modern shower room - ideal for larger families or visiting guests.

OUTSIDE

Gates open to a broad driveway with parking for several vehicles, set beside a well-kept front lawn framed by mature trees and hedging that lend both privacy and presence. The frontage is notably impressive, with access to a substantial double garage/workshop of approximately 26'8" x 18'8", offering excellent versatility for vehicle storage, hobbies or potential business use.

The rear garden is arranged to provide a choice of outdoor spaces, including a patio ideal for al fresco dining, a neat lawn offering a pleasant outlook, and a raised timber deck positioned for day-long sun, ideal for entertaining or quiet enjoyment.

SERVICES

All mains services are connected. Gas central heating





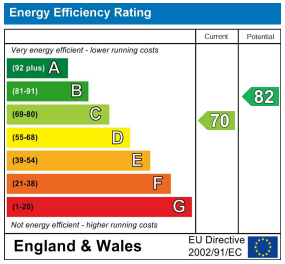


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