



25 Priory Road, Barnstaple, EX31 1NX

Offers In Excess Of £200,000

A charming former Miller's cottage dating back to the 1870s, quietly tucked away in a sought-after Pilton location, offering characterful accommodation, a mature rear garden and convenient parking, all within easy walking distance of Barnstaple town centre.

Description

This charming end-terraced cottage is an extended former Miller's cottage dating back to the 1870s, beautifully positioned within a tucked-away and highly desirable residential location. Despite its peaceful setting, the property is within a short and level stroll of Pilton High Street, the local park and Barnstaple town centre.

Rich in period charm, the cottage has been extensively and sympathetically refurbished in recent years to a high standard, successfully blending character features with modern-day comfort. Improvements include re-plastering, a new gas central heating system, double glazing and chimney re-pointing.

The accommodation is thoughtfully arranged over two floors. At the heart of the home is a bright and spacious living/dining room, featuring a log burner which creates a warm and welcoming focal point. The fitted kitchen is tastefully appointed with a range of appliances and enjoys views over the rear garden. To the first floor are two bedrooms, including a double, along with a well-presented family bathroom.

Outside, the property benefits from a lovely enclosed rear garden which has been carefully landscaped by the current vendor, providing a mature and private cottage-style retreat rarely found so close to the town centre.

Further advantages include communal parking allocated for the row of cottages, additional nearby unrestricted roadside parking, and the notable benefit of no onward chain.

Located within Pilton, one of Barnstaple's most sought-after and characterful districts, the property enjoys a village-like atmosphere with a strong sense of community, independent shops and cafés, while offering excellent access to wider town amenities, transport links and the North Devon coastline beyond.

This is a rare opportunity to acquire a characterful period home in one of Barnstaple's most appealing and convenient locations.

Information

Age - Approx 1870

Tenure - Freehold

Heating - Gas Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - D

Nearest Hospital - North Devon Hospital 0.6 miles

Nearest Bus Stop - Beech Grove or Pilton Church -

2 minute walk

Nearest Pub - Green Man 0.14 miles / Reform 0.24 miles

Nearest Schools - Pilton Infants 0.2 miles / Pilton Bluecoat Primary 0.22 miles / Pilton Community College 0.38 miles

Seller's position - Probate still to be granted

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £850pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

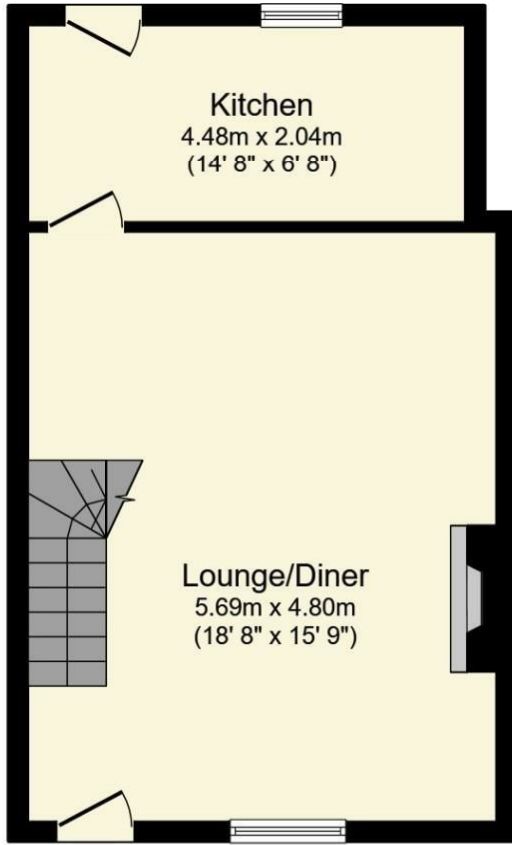
Note

New internal photos to come in the near future once clearance has taken place. Viewing available immediately.

Note

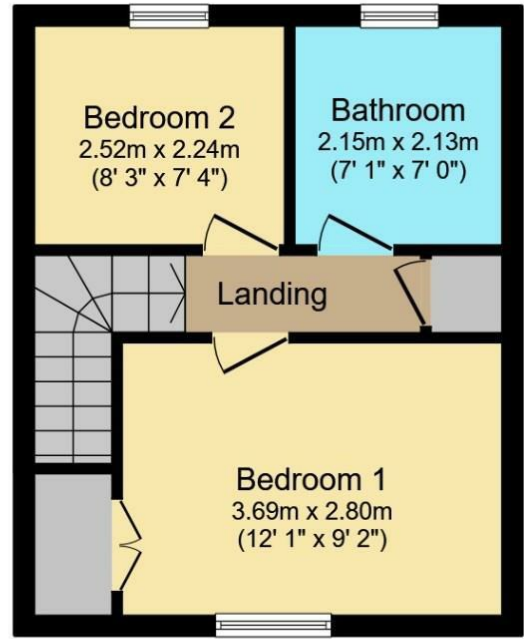
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Floor Plan



Ground Floor

Floor area 38.6 sq.m. (416 sq.ft.)



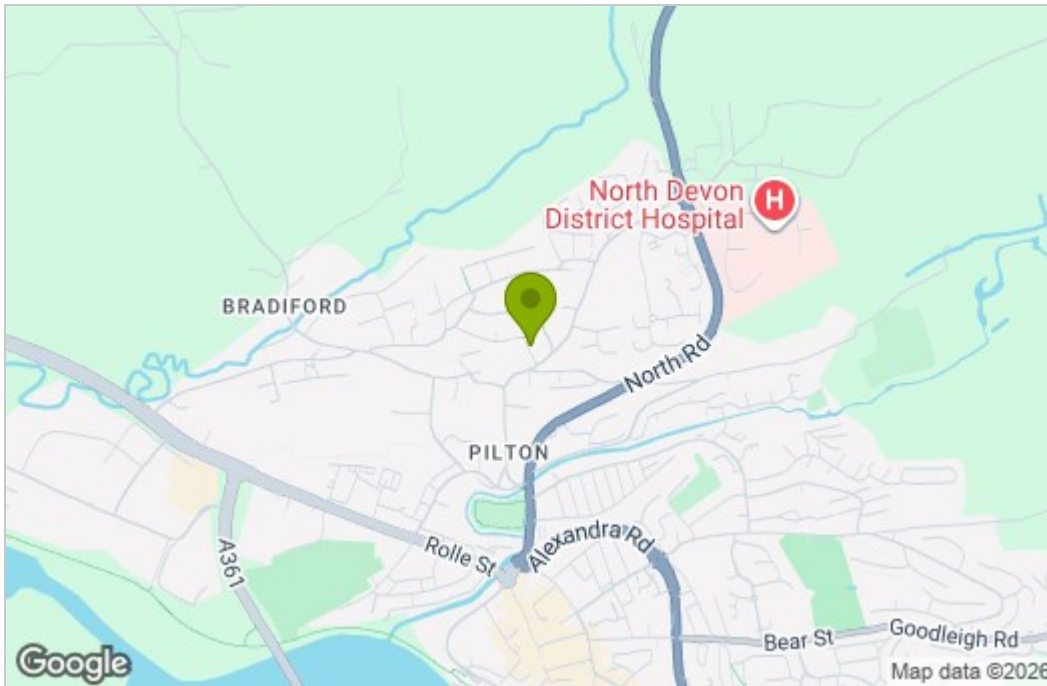
First Floor

Floor area 29.0 sq.m. (313 sq.ft.)

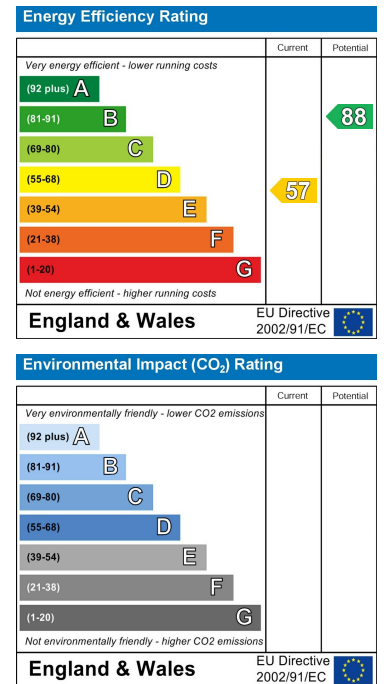
Total floor area: 67.7 sq.m. (728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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