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Directions

From the centre of Barnstaple continue out of the town towards Pilton and continue up Pilton High Street. At the top of the street just prior to the church turn right into The Rock and number 49a will found on your left hand side about half way up.

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or email barnstaple@phillipsland.com

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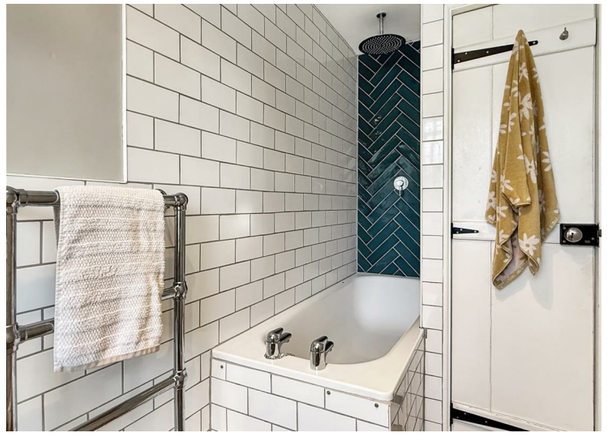
Two Bedroom Terraced Cottage

49a The Rock, Barnstaple, EX31 1PN

Guide Price

£255,000

- Grade II Listed Building
- Beautifully Presented Throughout
- Full Of Character & Charm
- Gas Central Heating
- Delightful Rear Garden
- Sought After Location



Property Description

This impressive home is full of charm and character and holds a few delightful surprises. Deceptively spacious, the cottage offers far more accommodation than first appears from the outside, with a thoughtfully arranged layout across two floors.
On the ground floor, a welcoming entrance hall with attractive period tiled flooring sets the tone immediately. From here, the cosy sitting room provides the perfect space to relax, centred around a feature fireplace with an inset burner, creating a warm and inviting atmosphere.
A separate dining room continues the characterful theme, featuring another fireplace and charming fireside cupboards, ideal for additional storage while retaining the cottage's traditional appeal. These reception rooms make excellent spaces for entertaining or enjoying quiet evenings at home.
To the rear of the property, the accommodation extends into a highly practical utility room, along with a convenient ground floor WC. Beyond this lies the fitted kitchen extension, which is well equipped with cupboards and working surfaces, an inset Belfast sink, integrated hob and cooker, and space and plumbing for appliances, combining classic cottage style with everyday functionality.

Upstairs, the first floor offers two well-proportioned bedrooms, including a generous main double room positioned to the front of the house. The second bedroom provides excellent versatility, working equally well as a guest room, home office, or nursery. The bathroom is fitted with a three-piece suite, complete with a shower over the bath, providing comfort and convenience for modern living.
Throughout the cottage, buyers will appreciate the wealth of period features that have been lovingly preserved, including open fireplaces, window shutters, and traditional pine doors. The property perfectly blends history and character with tasteful presentation, making it an ideal home for those seeking something truly special.

Services
All Mains Services Connected

Council Tax band
B

EPC Rating
TBC

Tenure
Freehold

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

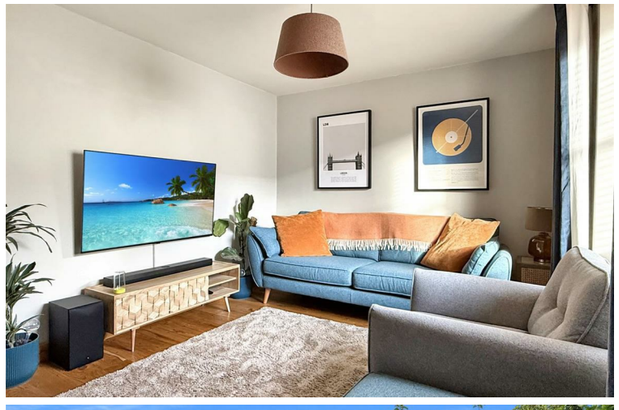
Outside & Surrounding Area

Externally, the property continues to impress. To the front is a mature shrub garden bordered by iron railings, while the rear reveals a surprisingly spacious and beautifully landscaped garden, a true rarity for such a central position.

A brick-paved pathway winds through raised beds filled with colourful planting, leading to a level lawn and paved seating area, ideal for outdoor dining or relaxing in the sunshine. The garden also benefits from a substantial shed with power and lighting, plus additional storage.

The cottage enjoys pleasant outlooks towards Pilton Church, adding to the charm and sense of setting.

The surrounding area is one of Barnstaple's most desirable residential spots, tucked away yet highly convenient. Pilton offers a strong community feel, with nearby independent shops, local schools, cafés, and riverside walks, while Barnstaple town centre is only a short distance away, providing excellent amenities and transport links across North Devon.



Room list:

Entrance Hall

Sitting Room
3.41 x 3.00 (11'2" x 9'10")

Dining Room
2.90 x 2.72 (9'6" x 8'11")

Utility Room
3.65 x 1.50 (11'11" x 4'11")

Kitchen
2.60 x 2.14 (8'6" x 7'0")

Bedroom 1
4.84 x 3.33 (15'10" x 10'11")

Bedroom 2
3.20 x 2.45 (10'5" x 8'0")

Bathroom