

GROUND FLOOR



1ST FLOOR



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Directions

From Barnstaple Bus Station, head along Barbican Road towards Newport. At the roundabout take the first exit onto Eastern Avenue. Follow to the next roundabout, taking the third exit onto Hollowtree Road. Follow up to Newport Traffic lights. Go straight ahead and 8a South Street will be situated on your left hand side.

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or email barnstaple@phillipsland.com

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Property Description

Occupying a convenient and sought-after position within the town, Carisbrook, 8A South Street is a beautifully presented Grade II Listed two-bedroom home that effortlessly blends period character with thoughtful modern improvements. The property has been carefully maintained and enhanced by the current owners, resulting in a warm, stylish and highly individual home.

The accommodation is arranged over two floors and is entered via a welcoming porch and hallway, leading through to a charming living room featuring exposed beams and a deep bay window that fills the space with natural light. To the rear of the property is the standout open-plan kitchen and dining room, a superb social space with bespoke cabinetry, wooden worktops, rooflights and glazed doors opening directly onto the garden. This area perfectly combines practicality with character and is ideal for both everyday living and entertaining.

Beyond the kitchen is a useful and well-designed utility room, providing additional storage and laundry facilities, with direct access to the rear garden.

On the first floor, the property offers two generous double bedrooms, both enjoying pleasant outlooks and retaining the charm expected of a property of this era. The accommodation is completed by a modern bathroom, attractively finished with contemporary fittings while remaining in keeping with the character of the house.

Outside, the property benefits from a walled rear garden, thoughtfully landscaped to provide a private and low-maintenance outdoor space. The garden includes a lawned area, established borders and a useful garden storage building, creating an ideal spot for relaxing or entertaining.

Additional features include character details throughout, recent full rewiring, and all mains services connected. The property is offered freehold and represents a rare opportunity to acquire a distinctive period home that is both stylish and practical, set within a popular and convenient town location.

Services

All Mains Services Connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

01271 327878

