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## Grade II Listed Two Bedroom House

Carisbrook, 8A South Street, Barnstaple, EX32 9DT

Guide Price

**£260,000**

- Character Features Throughout
- Grade II Listed Building
- Two Double Bedrooms
- Walled Rear Garden
- Open Plan Kitchen Diner
- Modern Bathroom
- Popular Town Location
- Recently Fully Rewired
- Beautifully Presented Throughout

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- Room list:**
- Porch**  
1.23m x 0.91m (4'0" x 2'11")
- Hallway**  
6.81m x 0.91m (22'4" x 2'11")
- Living Room**  
5.10m (into bay) x 3.40m (16'8" (into bay) x 11'1")
- Open Plan Kitchen**  
3.64m x 5.78m (11'11" x 18'11")
- Dining Area**  
2.66m x 3.16m (8'8" x 10'4")
- Utility Room**  
4.64m x 1.63m (15'2" x 5'4")
- Landing**
- Bedroom 1**  
4.11m x 3.37m (13'5" x 11'0")
- Bedroom 2**  
4.08m x 3.25m (13'4" x 10'7")
- Bathroom**  
1.88m x 3.05m (6'2" x 10'0")
- Garden Storage**

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.

Surrounding Area

South Street is a well-regarded and established residential location within easy reach of Barnstaple town centre, offering a wide range of everyday amenities including shops, cafés, restaurants and leisure facilities. The property is ideally positioned for access to local schools, medical centres and supermarkets, as well as excellent public transport links via Barnstaple Bus Station and Railway Station, providing direct connections to Exeter and beyond. For those who enjoy the outdoors, the surrounding area offers a wealth of recreational opportunities, with riverside walks along the Taw, nearby parks and easy access to the renowned North Devon coastline, including Saunton, Croyde and Woolacombe beaches. The area also benefits from good road links via the A361, making it well suited for commuters and those wishing to explore the wider region. Combining convenience, character and connectivity, South Street remains a popular choice for buyers seeking a town-centre location with access to both urban amenities and the natural beauty of North Devon.

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

