



Victoria Street, Newport, Barnstaple, Devon, EX32 9HT



Victoria Street, Newport, Barnstaple, Devon, EX32 9HT

Offers Over £350,000

Over the course of their 10 year plus ownership, our clients have invested a tremendous amount of thought, work and capital into this property to create a unique family home. With accommodation spread over three floors and an extended ground floor offering a stunning kitchen/dining space, this property really does offer everything the modern family could desire! The Newport location is as popular as ever and with this property having the benefit of a garage to provide off road parking, it really is the complete package! The accommodation is entered via the front door which opens onto the ENTRANCE LOBBY with tiled floor and space for cloaks. A part glazed stripped pine door opens to the HALLWAY with stairs to upper floors, tiled floor and door to the SITTING ROOM, a wonderfully bright room with high ceiling, generous double glazed window, display alcove hewn from a former fireplace, whilst the other fireplace houses a woodburning stove. Door way leads through to the KITCHEN/DINING ROOM, a double aspect room with two windows as well as double glazed French doors to garden. There are a range of cleverly designed built-in storage units, space for fridge/freezer, eye-level over, ceramic hob with hood over and double beneath, whilst the stand out feature of the room is a most generously sized breakfast bar with pendant light over making this room the ideal entertaining space as well as a wonderful area for the family to gather. There is a UTILITY AREA off the kitchen with further worktop and sink, eye and base level storage and space and plumbing for a washing machine and tumble dryer. There is a GROUND FLOOR W/C with wash hand basin and Velux window. Accessed from the FIRST FLOOR LANDING, is the FAMILY BATHROOM with white suite and electric shower over the bath, range of storage solutions and double glazed window with obscured glass. Also on this floor are THREE DOUBLE BEDROOMS including the master plus a further SINGLE BEDROOM, currently arranged as a home office. A further staircase leads to the SECOND FLOOR LANDING with TWO FURTHER BEDROOMS, one with a dormer window with permission to extend out further, the other with a Velux window.

OUTSIDE the property there is an enclosed REAR GARDEN with sturdy boundary walls and a pedestrian gate for access. The garden offers a patio area as well as play area laid to artificial lawn. There is a substantial GARDEN ROOM/OUTBUILDING, which has been insulated to a high standard and offers power, light and internet connection making it the ideal home office or workshop. A further garage attached has full planning permission granted for both garages/workshop to be made into one outside space.

Victoria Street, Newport, Barnstaple, Devon, EX32 9HT

Popular Newport Location
Hugely Spacious Accommodation
High Ceiling Living Room With Woodburner
Stylish Kitchen/Dining Room With Breakfast Bar
5/6 Bedrooms Over Two First And Second Floors
Family Bathroom With White Suite And Built-In Storage
Utility Area Plus W/C
Garden Room/Office With Power And Internet
Garage
Full Planning Approved For Further Extension



Entrance Porch

Entrance Hallway

Living Room

20' 9" x 11' 7" (6.32m x 3.53m)

Kitchen/Dining/Utility Room

17' 10" x 15' 2" (5.44m x 4.62m)

Utility Area

Ground Floor W/C

Stairs To First Floor Landing

Family Bathroom

8' 10" x 6' 6" (2.69m x 1.98m)

Bedroom One

12' 4" x 9' 1" (3.76m x 2.77m)

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)

Office/Bedroom Four

8' 9" x 5' 9" (2.67m x 1.75m)

Stairs To Second Floor

Bedroom Five

7' 11" x 8' 11" (2.41m x 2.72m)

Bedroom Six

6' 4" x 15' 2" (1.93m x 4.62m)

Outside

The enclosed rear garden offers a patio area as well as play area laid to artificial lawn. Pedestrian gate for access.

Garden Room/Outbuilding

Insulated to a high standard and offers power, light and internet connection making it the ideal home office or workshop.

Single Garage

Offering off road parking.

Agents Note

Our clients have full planning permission approved and architects drawings to reconfigure this space into a larger building with mezzanine floor. For further information the planning application can be viewed: <https://planning.northdevon.gov.uk/Planning/Display/78514>.

Planning reference is 78514.

SERVICES

Services: We understand all mains services to be available.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

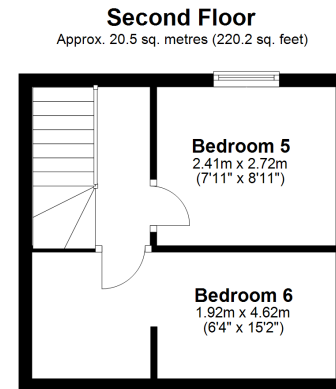
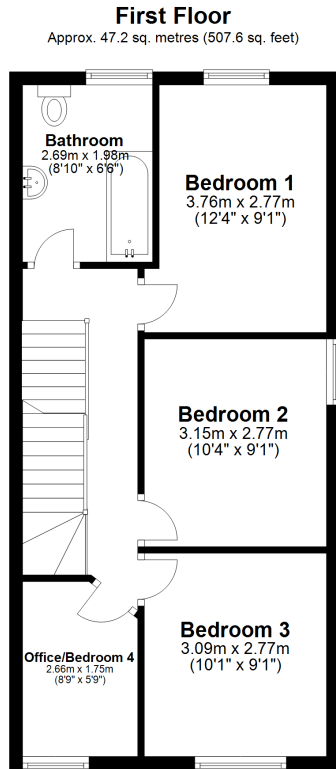
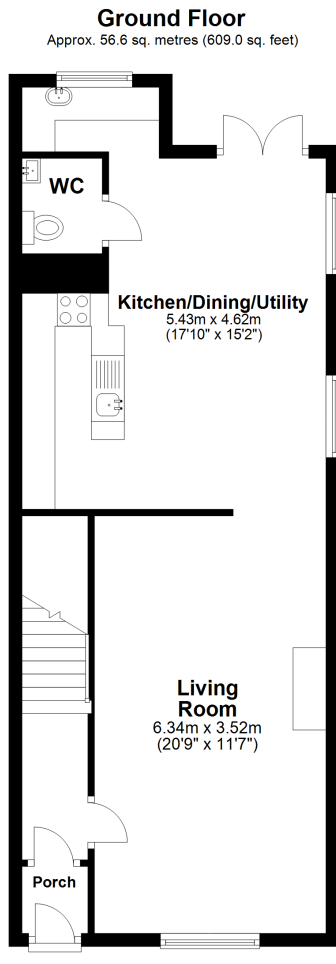
EPC Energy Rating: C.

DIRECTIONS

To locate, follow Sat Nav ref EX32 9HT.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*





Total area: approx. 124.2 sq. metres (1336.8 sq. feet)
9 Victoria Street, Newport, Devon

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

