



Bond
Oxborough
Phillips

Changing Lifestyles

Wynards
1 Bellaire Cottages
Bellaire
Barnstaple
Devon
EX31 1RG

Guide Price: £550,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Wynards, 1 Bellaire Cottages, Bellaire, Barnstaple, Devon, EX31 1RG

A CHARMING PERIOD HOME BLENDING GEORGIAN ELEGANCE WITH COTTAGE CHARACTER



- 5 Bedrooms
- Spacious accommodation arranged over 3 floors
- Original features including staircase, fireplaces & shutters
- 3 Reception Rooms
- Modern fitted Kitchen
- Private, well-maintained gardens with patio, lawns & mature planting
- Located within easy reach of Barnstaple, the North Devon coast & surrounding countryside



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Overview

An attractive 5 Bedroom period home, combining the elegance of Georgian design with the character of a traditional Devonshire cottage, located in the highly sought after area of Pilton. This appealing property offers a rare opportunity to acquire a spacious and characterful family home within easy reach of Barnstaple, the North Devon coast and surrounding countryside.

Arranged over 3 floors, the house retains a number of original features, including a Georgian staircase with a full-height window, fireplaces and period shutters.

The ground floor includes an Entrance Porch leading into a welcoming Hallway, a comfortable Sitting Room with a white marble fireplace, and a Dining Room that connects through to the Kitchen - making it well-suited to both everyday living and entertaining. There is also a useful Study / Snug with its own fireplace.

The Kitchen is modern and well-equipped, with a range of fitted units, integrated appliances, tiled splashbacks, and space for a Rangemaster cooker.

On the first floor, the Main Bedroom is generously sized and features 2 Georgian windows and a fireplace. There is also a Shower Room with WC, wash basin and corner shower. Two further Bedrooms, a Family Bathroom and a separate WC complete this level.

A second staircase leads to the top floor where you'll find 2 additional Bedrooms along with a large storage area.

The gardens are well-maintained and offer a good degree of privacy. To the rear, there is a stone patio, lawned areas, established planting and mature trees, all enclosed by stone walling.

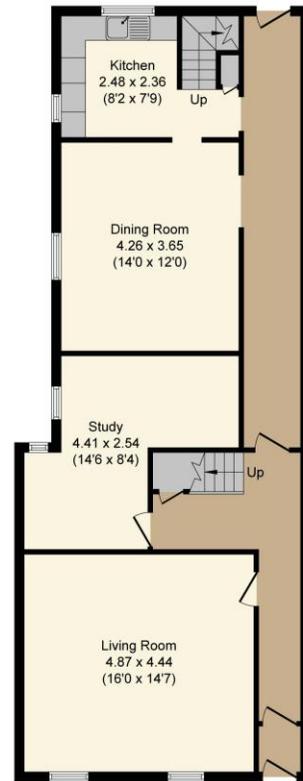
An outbuilding provides a practical utility space with plumbing for appliances, a gardener's WC and additional storage.

Agents Note

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Council Tax Band

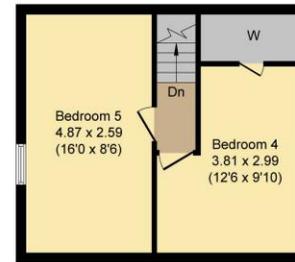
E - North Devon Council



Ground Floor
Floor area 80.90 sq.m. (870.80 sq.ft.)



First Floor
Floor area 80.90 sq.m. (870.80 sq.ft.)



Second Floor
Floor area 27.70 sq.m. (298.16 sq.ft.)

Total floor area: 189.50 sq.m. (2039.76 sq.ft.)

This floor plan is for illustrative purpose 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





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Area Information

Pilton is one of the oldest boroughs in England. It is a hidden jewel on the northern edge of Barnstaple, bordering open countryside, with a unique personality all of its own and much sought after. It is located about a quarter of a mile north of the town centre and has its own primary and secondary schools and boasts many local amenities. North Devon Hospital is also within West Pilton parish. It also has a historic Church that dates back to at least the 11th Century.

Pilton Causeway links the village of Pilton and the town of Barnstaple which houses many of the area's main business, commercial, entertainment and shopping venues. The town is also well known for its exclusive range of outlets, including all of the High Street favourites, as well as a diverse selection of local stores. There is also easy access to stunning local beaches at Saunton and Croyde, part of the North Devon World Surfing Reserve.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/camera.ranked.blank>

From Boutport Street in Barnstaple, drive to the Territorial Army Base roundabout and turn left onto Alexandra Road. Proceed through the traffic lights and straight on at the next roundabout and proceed on the Inner Relief Road. When reaching the next roundabout, turn right and opposite the BP Garage, turn left. Continue along this road, turning right onto Abbey Road and at the junction, turn left then take the first right into Bellaire. "Wynards" will be found after a short distance on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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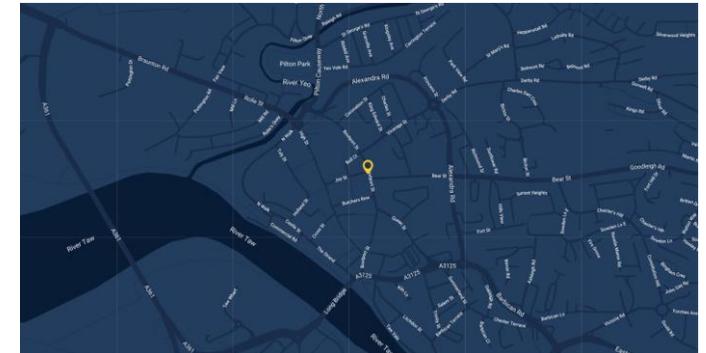
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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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