



Bond
Oxborough
Phillips

Changing Lifestyles

Sefton House
South Park
Barnstaple
Devon
EX32 9DX

Guide Price: £475,000



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Sefton House, South Park, Barnstaple, Devon, EX32 9DX

EXCEPTIONALLY SPACIOUS FIVE BEDROOM PERIOD HOME WITH GARAGE,
PARKING AND WRAP AROUND GARDENS



- Impressive detached period residence in the sought-after Newport area
- Five well-proportioned bedrooms arranged over three spacious floors
- Light-filled dual-aspect living room with wood-burning stove
- Characterful dining room featuring an attractive oak fireplace
- Spacious kitchen with adjoining utility room and ground floor cloakroom
- Beautifully established wrap-around gardens with patio seating areas
- Private driveway providing tandem parking for multiple vehicles and detached garage
- Versatile family accommodation combining period charm with practical modern living



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Overview

Welcome to Sefton House – an impressive detached period residence occupying a generous plot within the ever-popular Newport area of Barnstaple. Arranged over three spacious floors, this substantial five-bedroom family home effortlessly combines character, versatility and practicality, all set within beautifully established wrap-around gardens.

Stepping inside, you are welcomed by a spacious entrance hall which immediately sets the tone for the accommodation beyond. With attractive original features, practical understairs storage and a staircase rising to the first floor, it creates a warm and inviting first impression.

One of the standout features of the home is the superb dual-aspect living room. Filled with natural light and enjoying delightful views across the surrounding gardens, this is a wonderfully comfortable space in which to relax. Wooden flooring and a charming wood-burning stove create a cosy focal point, while the generous proportions allow ample room for a variety of furniture layouts.

Complementing the living room is a separate formal dining room, ideal for entertaining or family gatherings. Rich in character, the room is centred around an attractive feature fireplace complete with a solid oak surround, decorative tiled inserts and a traditional wooden mantel, while enjoying a delightful outlook over the surrounding gardens, creating a wonderful setting for both everyday dining and special occasions.

The kitchen has been thoughtfully designed with an extensive range of cream wall and base units, providing excellent storage and generous worktop space. Dual-aspect windows create a bright and airy environment, making it an enjoyable room for everyday family life. Adjoining the kitchen is a practical utility room offering additional storage and appliance space, together with a convenient cloakroom/WC and direct access to the gardens.

The first floor offers three well-proportioned bedrooms, including two generous doubles, with the second bedroom benefitting from a range of fitted wardrobes providing excellent storage. The third bedroom provides flexibility as a comfortable single bedroom, nursery or an ideal home office. Completing this floor is a spacious family bathroom, fitted with both a panelled bath and separate corner shower. The master bedroom will professionally redecorated within the first two months of the home being marketed.

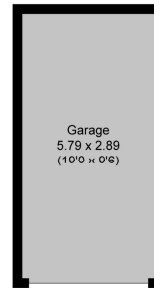
Occupying the second floor are two further impressive double bedrooms, each offering ample space for freestanding furniture and benefitting from useful eaves storage. An airing cupboard on the landing provides additional built-in storage. These rooms offer excellent flexibility for growing families, guest accommodation or hobby spaces.

Gardens & Grounds

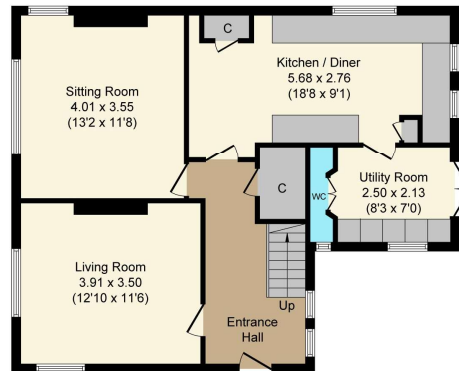
Approached via an attractive gated entrance, Sefton House enjoys a private driveway providing tandem parking for multiple vehicles, together with a detached single garage. A charming wooden pergola creates an inviting approach to the wrap-around gardens, which are undoubtedly one of the home's greatest assets. Beautifully established with mature shrubs, planting and generous lawned areas, the gardens provide a wonderful balance of open space and privacy. Patio seating areas provide the perfect setting for outdoor dining and entertaining throughout the warmer months, while a chalet-style summer house offers a versatile and practical space that could serve as a hobby room, home gym or an excellent home office, and is equipped with power and lighting.

Sefton House presents a rare opportunity to acquire a substantial period home offering versatile accommodation, established gardens and an enviable position within one of Barnstaple's most sought-after residential locations.

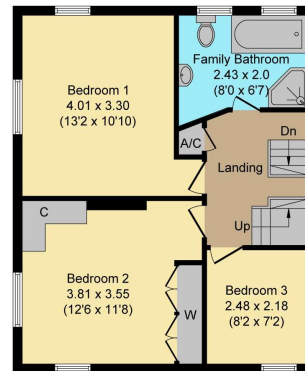
- Council Tax Band: D



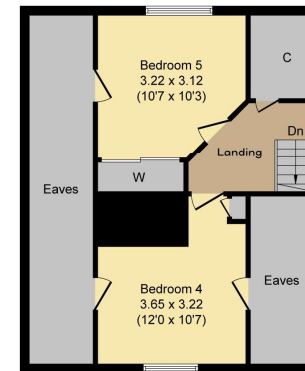
Garage
Floor area 16.70 sq.m. (179.75 sq.ft.)



Ground Floor
Floor area 62.70 sq.m. (674.90 sq.ft.)



First Floor
Floor area 47.10 sq.m. (506.98 sq.ft.)



Second Floor
Floor area 47.10 sq.m. (506.98 sq.ft.)

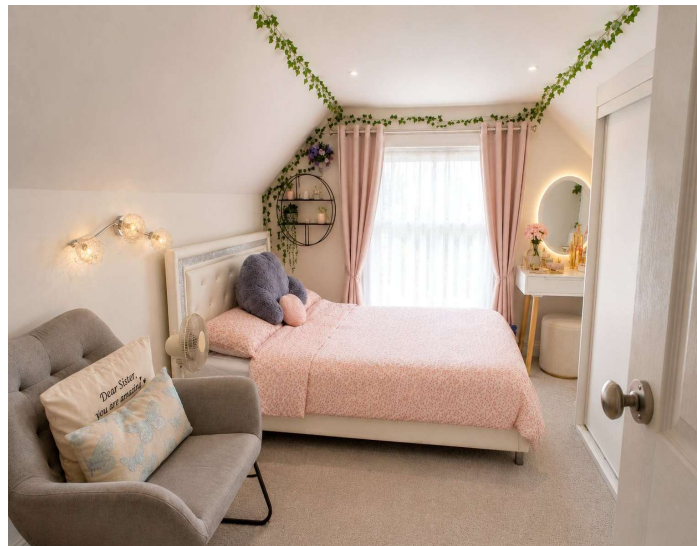
Total floor area: 173.60 sq.m. (1868.61 sq.ft.)

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





Sefton House, South Park, Barnstaple, Devon, EX32 9DX



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Sefton House, South Park, Barnstaple, Devon, EX32 9DX



Area Information

Situated on the sought-after western side of Barnstaple, Newport is widely regarded as one of the town's most desirable residential areas, offering an excellent balance of convenience, character and family-friendly living. Renowned for its attractive tree-lined streets, impressive period homes and established residential neighbourhoods, Newport continues to appeal to a broad range of buyers, from growing families to professionals and retirees alike.

The area is exceptionally well served by local amenities, including a range of independent shops, cafés, public houses and everyday conveniences, while Barnstaple town centre is within comfortable walking distance, providing an extensive selection of retail outlets, restaurants, leisure facilities and supermarkets.

Families are particularly drawn to Newport thanks to its excellent schooling, with highly regarded primary and secondary schools close by, including Newport Community School. The area also benefits from easy access to North Devon District Hospital, making it an ideal location for healthcare professionals.

For those who enjoy the outdoors, Newport offers pleasant riverside walks along the River Taw, nearby parks and easy access to the Tarka Trail, providing miles of scenic cycling and walking routes through the North Devon countryside. The stunning beaches of Saunton, Croyde and Woolacombe are also within a comfortable drive, allowing residents to enjoy some of the South West's finest coastline.

Excellent transport links further enhance Newport's appeal, with straightforward access to the A361 North Devon Link Road connecting to the M5 motorway, while Barnstaple Railway Station provides regular services to Exeter, where onward connections are available to the national rail network. Combining a convenient town-centre location with excellent schools, attractive architecture and access to both countryside and coastline, Newport remains one of Barnstaple's most sought-after addresses and an enduringly popular place to call home.

Directions

What3words: ///hurray.damp.chairs

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Sefton House, South Park, Barnstaple, Devon, EX32 9DX

Changing Lifestyles

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

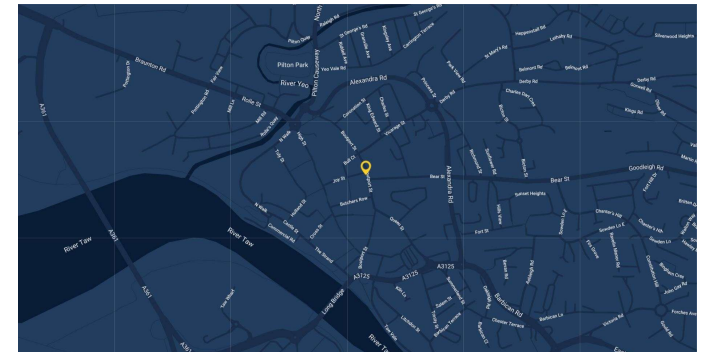
Have a property to sell or let?

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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01271 371 234

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com