



Churchill House
35 Pilton Street, Barnstable



An impressive Grade II Listed house set in the heart of Barnstaple's popular suburb of Pilton

A period home featuring six bedrooms and elegant accommodation with a wealth of character features, across three levels. The property is situated within North Devon, well-known for its beautiful coastline, striking scenery and towering cliffs.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



ON-STREET PARKING



GARDEN



FREEHOLD



TOWN



3,585 SQ FT



**GUIDE PRICE
£625,000**



The property

Churchill House is an attractive Grade II Listed property, located in the highly sought-after Barnstaple suburb of Pilton. Dating from the 19th century and featuring rendered elevations and sash windows, the property offers up to six bedrooms and more than 3,500 sq. ft of elegant, traditional accommodation. The property has had extensive restoration to preserve its history, while updating it for modern living.

The ground floor has a welcoming entrance hall with chequerboard tiled flooring and doors leading to two similarly proportioned reception rooms at the front. The drawing room features a gazco coal effect fireplace and the dining room provides space to entertain or enjoy family meals, while both rooms have high ceilings, ornate cornicing and chandelier light fittings. Towards the rear there is a well-equipped kitchen with plenty of storage, a central island and a range cooker, as well as a walk-in larder and an adjoining dining area. There is a useful utility and cloakroom, as well as a large cellar providing further space for storage and appliances.

There are four well-presented bedrooms on the first floor, one of which is currently used as a study and has fitted units, including filing cabinets and a computer desk. The rear bedroom has French doors opening onto the west-facing balcony, which overlooks the garden. The first floor has a family bathroom and a shower room, with the second floor providing two double bedrooms, plus an additional family bathroom.

Outside

At the front, the house opens onto charming Pilton Street with its wealth of listed houses and on-street parking available along one side of the street. The walled garden at the back of the property is west-facing and welcomes plenty of sunlight. It features a cosy courtyard to the side, which is a wonderful venue for al fresco dining. The rear patio leads to steps towards the artificial lawn and a pathway to a further patio, shaded by a wooden pergola.









Outside

Towards the end of the garden is an additional terraced area with raised beds, plus a Hartley Botanic greenhouse and a purpose built potting shed. This area provides total seclusion and is an ideal space for entertaining or relaxing.



Distances

- Barnstaple town centre 0.3 miles
- Braunton 5.1 miles
- Bideford 10.5 miles
- Ilfracombe 11.2 miles
- Tiverton 30 miles
- Exeter 41 miles

Nearby Stations

- Barnstaple
- Chapelton
- Umlerleigh

Key Locations

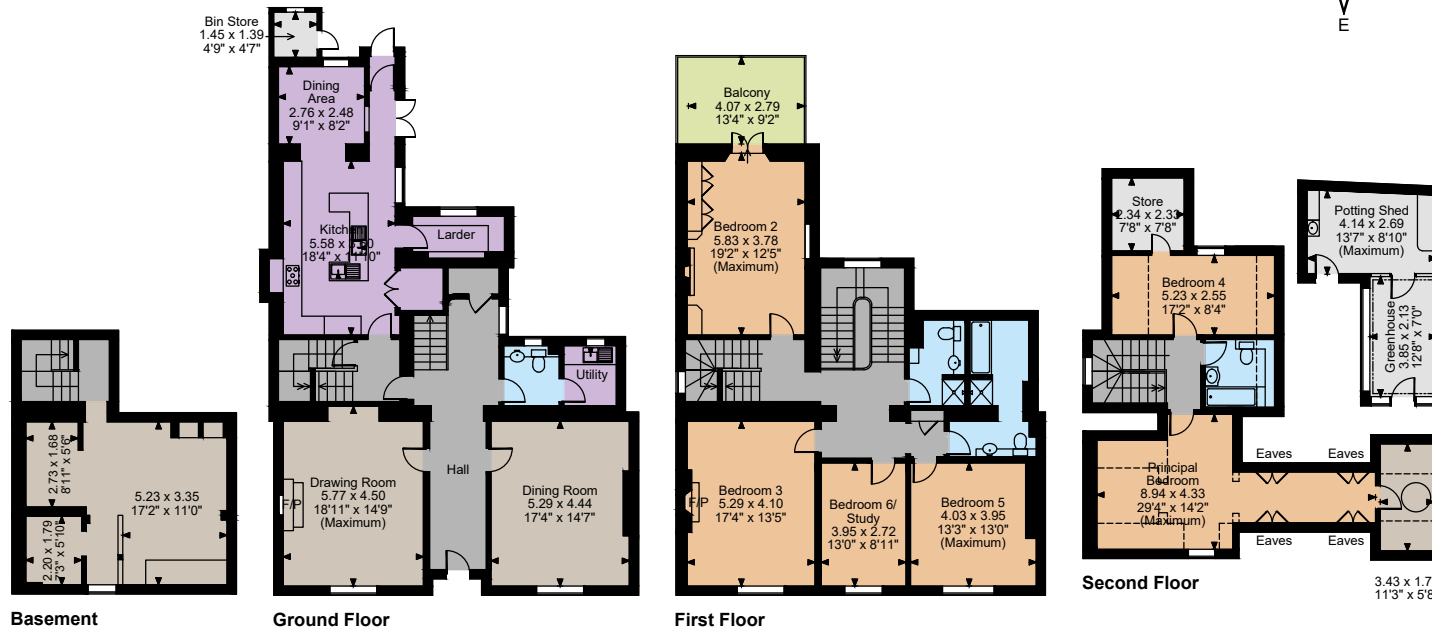
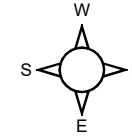
- North Devon National Landscape
- South West Coast Path
- Exmoor National Park
- North Devon Yacht Club
- Westward Ho! & Saunton Sands beaches
- The Royal North Devon Golf Club

Nearby Schools

- Pilton Infants' Academy
- Pilton Bluecoat CofE Academy
- Pilton community college
- Yeo Valley primary School
- Ashleigh CofE Primary School
- Our Lady's Catholic Primary School
- Petroc
- Eden Park Academy
- Sticklepath Community Primary Academy
- The Park Community School







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans
 Main House internal area 3,585 sq ft (333 sq m)
 Potting Shed/Greenhouse internal area 206 sq ft (19 sq m)

Bin Store internal area 22 sq ft (2 sq m)
 Balcony external area 122 sq ft (11 sq m)
 Total internal area 3,813 sq ft (354 sq m)

For identification purposes only.

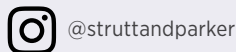
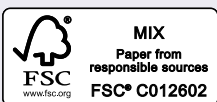
Directions
 EX31 1PJ ///What3words: arrow.strike.beams - brings you to the property

General
Local Authority: North Devon Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: E
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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