



Hayne House



# Hayne House, 14 Hayne Park

Barnstaple, Devon, EX32 8DT

A well-proportioned wing of a former gentleman's residence offering an excellent opportunity for sympathetic modernisation, with generous accommodation & period features

- Characterful Period Home
- Bright Dual-Aspect Lounge
- Low-Maintenance Gardens
- Single Garage
- Freehold
- Period Features
- Three Generous Bedrooms
- Scope For Improvement
- Council Tax Band C
- No Onward Chain

Guide Price £295,000

## SITUATION & AMENITIES

The property is ideally located, with local retail parks, Rock Park and the town centre within easy reach. The bus station is not far, and there is a branch line railway station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre, and as such, houses the areas main business, commercial, leisure and shopping venues, as well as the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in about 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton (also with its sought-after Championship Golf Course) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike.

## DESCRIPTION

Hayne House is a period wing of a former gentleman's residence, which offers scope to update with no onward chain. The house is accessed by an entrance porch with tiled flooring and a stained glass door into the hall. The property is well-proportioned, with period features inside and out, together with private outside space and a single garage.



## ACCOMMODATION

The house is accessed through a vestibule with a beautiful stained glass door opening into a large carpeted hallway with high ceilings and an understairs cupboard providing useful storage. There is also a downstairs WC positioned off the entry vestibule.

The dining room sits to the left side of the hall and benefits from double-glazed windows and access through to the kitchen. The kitchen is fitted with a Rangemaster cooker, tiled splashback, stainless-steel sink and space for a fridge-freezer. It is possible both rooms could be opened up to create a much larger space. The gas boiler is also located at low level in the kitchen.

On the right side of the hall is the living room - a bright and inviting space, carpeted and featuring large dual-aspect windows together with a door opening to the rear garden. A gas-fired fireplace forms an attractive focal point.

Upstairs there are three well-proportioned bedrooms. The principal bedroom enjoys an en suite bathroom with both a separate bath and shower. A further shower room serves the remaining bedrooms.

## OUTSIDE

To the front, the property is mainly gravelled with established borders providing structure and seasonal interest. A water tap is located to the front for convenience.

The rear garden is predominantly decked and includes outdoor power sockets, creating a versatile space ideal for seating, entertaining or container planting. A driveway sits to one side of the house providing access to an attached single garage.

## SERVICES

All mains services are connected.

## DIRECTIONS

Leaving Stags Barnstaple on Boutport Street, proceed east and join Bear Street, continuing until reaching the junction with Alexandra Road. Turn right and follow the road as it becomes Victoria Road, remaining on this route as it gently climbs out of the town centre. Continue straight ahead at the mini-roundabout, staying on Victoria Road, before taking the next left into Hayne Park. Follow the road through the development, where Hayne House (No.14), will be found a short distance along on the right-hand side.

## AGENT'S NOTE

The agents have been advised there is currently spray foam insulation in the loft space. No further details are recorded so all buyers must ensure lenders are aware and any offers made should take this into account.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1515 sq ft / 140.7 sq m  
For identification only - Not to scale

**Bedroom 2**  
3.98 x 3.73m  
13'1" x 12'3"

**Bedroom 1**  
4.47 x 4.05m  
14'8" x 13'4"

Down

First Floor

**Kitchen**  
4.25 x 2.45m  
13'11" x 8'

**Sitting Room**  
5.90 x 4.35m  
19'4" x 14'3"

Up

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1482702



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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