



Harford House







Harford House, 1 Hillcrest Road

Barnstaple, Devon, EX32 9EP

All amenities & schools within walking distance

A detached family home offering spacious, stylish & characterful accommodation, positioned within one of Barnstaple's most desirable residential locations

- Stunning accommodation
- 2 Reception Rooms & an impressive Kitchen/Diner
- Fabulous gardens
- 1930s character
- Freehold
- 4 Bedrooms & 3 Bathrooms
- Impressive plot size
- Bespoke garden Office
- Sought after position
- Council Tax Band E

Offers In Excess Of £600,000

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SITUATION & AMENITIES

The property is well located in the much favoured area of Rumsam - on the South-East side of the town - convenient for local facilities at Newport including shops, park and riverside walk, the property also has easy direct access from the rear garden to a nearby council owned park. Access to the M5, Jct. 27, at Tiverton is via the nearby North Devon Link Road (A361). Tiverton Parkway Station offers a fast train service to London Paddington, in just over two hours. The property is also within walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail, part of the National Cycle Network, are also within easy access. Barnstaple is the regional centre for North Devon and the town offers an excellent range of facilities catering for retail, leisure/recreation and education. The town centre is noted for its restored Pannier Market, the adjacent Butchers Row and is also home to a thriving theatre as well as North Devon District Hospital. There are a number of clubs for golfers, but most noted are the two championship links courses at Saunton and the Royal North Devon. Sailing is available on the coastal waters and Instow, a few miles away on the banks of the River Torridge, is home to the North Devon Yacht Club. The glorious sandy, surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the north. North Devon is also the only UK coastline identified as a 'World Surfing Reserve', joining a list that includes Malibu in California and Manly in Australia. Exeter the county town and cathedral city, with its international airport, is just over 40 miles from Barnstaple and a regular, local train service operates between the two.

DESCRIPTION

A stunning 1930s detached family home positioned within one of Barnstaple's most desirable residential locations. Tastefully modernised and extended, the property now offers spacious, stylish and characterful accommodation that blends period charm with contemporary comfort. Designed for excellent indoor-outdoor living, the layout and flow of the home make it superb for families and those who enjoy entertaining. Set on a generous plot, the property enjoys extensive garden space, a bespoke garden office, off-road parking and a garage. The overall feel is warm and welcoming, making it an ideal choice for a growing family or for buyers seeking the convenience of a town location while still benefiting from excellent space for family and visiting friends. This is certainly a home that needs to be viewed to be fully appreciated.





ACCOMMODATION

The entrance porch opens through an original stained glass door into a characterful and spacious hallway, where wood flooring immediately sets the tone for the quality and style found throughout the home. To the front, the living room features a bay window and excellent natural light, while the sitting room is an impressive dual aspect reception space with a large picture window, continued wood flooring and an electric fireplace. A downstairs WC with basin sits off the hall.

The kitchen/diner forms a truly exceptional family and entertaining space - arranged to accommodate a generous dining area, relaxed seating and a sofa zone, all enhanced by sliding doors opening directly to the garden and terrace. This superb open plan room benefits from underfloor heating, creating a warm and inviting environment year round. The fitted kitchen includes quartz worktops, a substantial central island, Bosch integrated dishwasher, fridge/freezer, Neff induction hob with extractor, and Neff integrated oven. A separate utility room offers built in units, inset sink and space for white goods, leading to a practical rear porch ideal for coats and boots, with a door to the side and rear garden.

The staircase leads to a generously sized landing giving access to the family bathroom with bath, WC and sink, along with four double bedrooms. The principal bedroom has a bay window to the side, a walk-in wardrobe and stylish shower ensuite. There is also a double bedroom with views over the garden, a further double room with corner sink and integrated cupboard, and an additional double bedroom benefiting from its own shower ensuite.

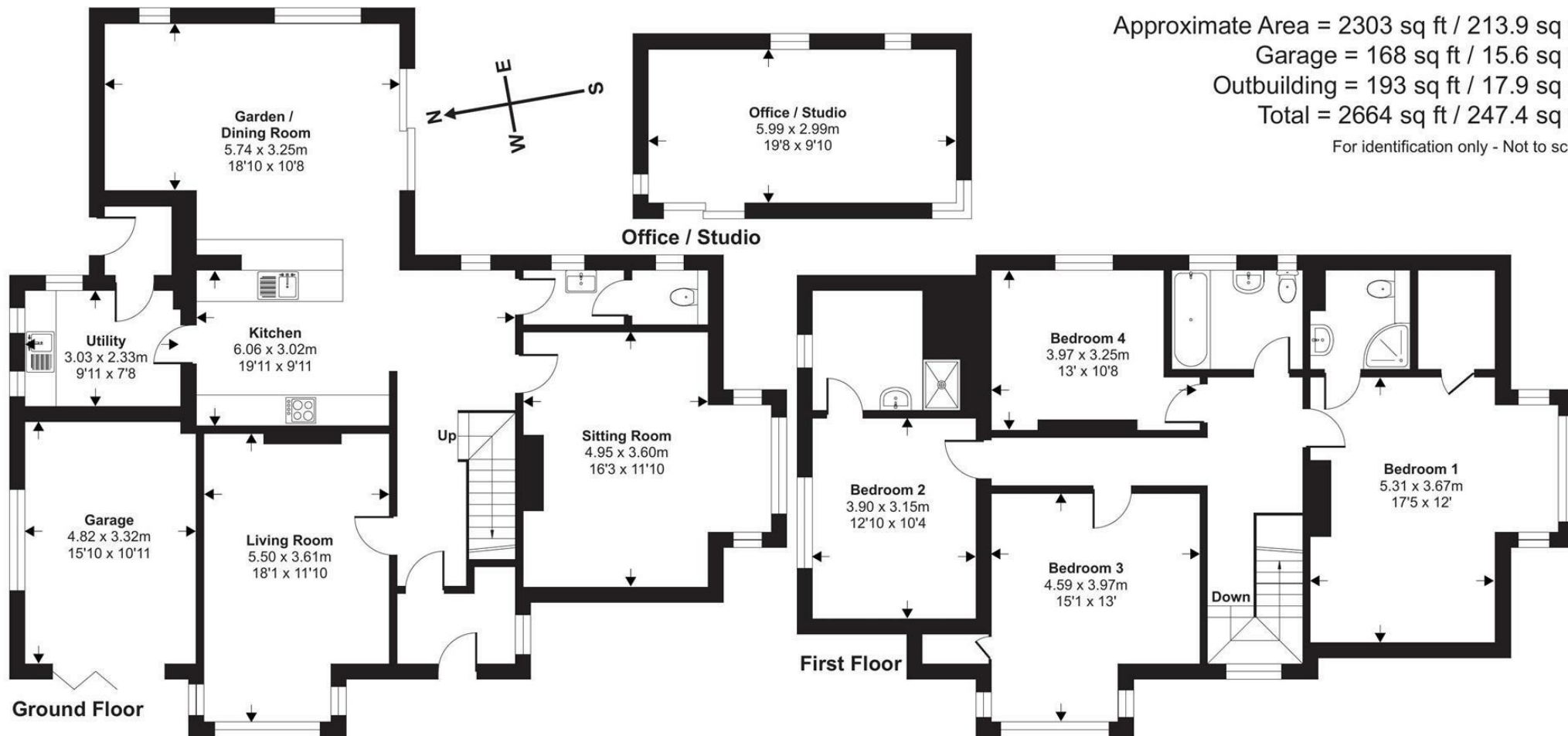
OUTSIDE

The front of the property provides driveway parking for several vehicles along with an attached garage. The frontage is attractively arranged with paving, mature hedging, established shrubs and a rose garden, with a pedestrian gate giving access to Hillcrest Road. Between the rose garden and the house, a charming original veranda sits outside the sitting room's picture window. To the rear, the garden is particularly impressive and wonderfully private, framed by mature trees and shrubs that create a homely, established feel. Expansive level lawns offer an ideal setting for families, while a large patio terrace accessed directly from the kitchen/diner provides an excellent space for Al fresco dining, complemented by outside lighting. Brick built storage sheds with wooden lockable doors sit to one side, with additional patio area and a small adjoining greenhouse.

The garden extends further to a rear access gate, useful for bringing in materials or simply providing an additional entry point. At the far end is a versatile bespoke office/studio building fitted with electrics and solar panels that supply both the office and the main house. This is a superb light filled space suitable for a variety of uses, with outside lighting and pathways leading back to the rear terrace.

SERVICES

All mains services are connected.
Underfloor heating in Kitchen/Diner.
Solar Panels.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:cheom 2026. Produced for Stags. REF: 1526662



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		



