

for sale



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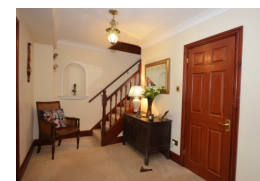
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Bull Court House
& Bowden House
Bull Court, Green Lane,
Barnstaple, North Devon.
EX31 1DD

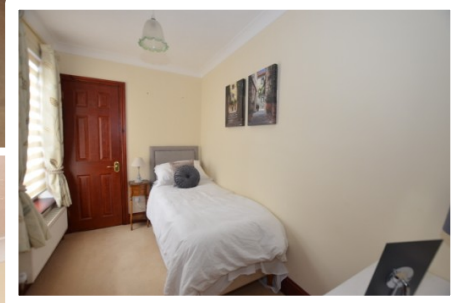


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Property:

Bull Court House, is a Grade II Listed converted former warehouse arranged over 3 floors offering very well appointed and spacious residential accommodation. The property was converted approximately 20 years ago for the current owner and could easily be re configured to create more bedrooms if required. Currently the accommodation is arranged as entrance hall on the ground floor with utility room off and staircase leading to first floor reception landing with return ballustrade and balcony off. On the first floor are kitchen/breakfast room, dining room, study/bedroom 3, bedroom 2 and shower room. (There is also a connecting door to Bowden House). A further staircase leads to the second floor landing with very impressive living room with fireplace and vaulted ceiling (potential to create another bedroom suite if required subject to necessary consents) and main bedroom with balcony and en suite, having both bath and shower.

Bowden House, is a modern extension to Bull Court House, built in the late 1980's for commercial use. The commercial accommodation is arranged over two floors and also utilises the majority of the ground floor of Bull Court House. The ground floor comprises a large showroom / store with reception area and office off, plus further workshop / store. A staircase leads from the showroom to first floor landing with cloak room off, interconnecting door to Bull Court House and door to work shop / store. Outside is a useful under croft ideal for bikes and bin storage. Please note there is a pedestrian right of way through the under croft to the property behind. The vendors currently rent parking spaces in the neighbouring private car park, we understand this may be an option for the new owners. However, this cannot be confirmed and is not part of the sale. Additional parking is available close by in Green Lanes Car Park opposite.





Situation:

Bull Court House and Bowden House occupy a very prominent position opposite Green Lanes Shopping Centre. The property is also easily identified when entrancing and exiting the Green Lanes car park. Bull Court is a short no through lane connecting Joy Street to Boutport Street, whilst also proving access to Green Lanes Car Park and pedestrian access to Green Lanes Shopping Centre. This property is very conveniently located for a number of commercial uses with the benefit of both pedestrian footfall and unrestricted vehicular access. The property is within a short level walk of the high street and all main shopping streets within Barnstaple and has undoubted potential for change of use subject to necessary consents. An ideal location for retail or restaurant use. A truly unique opportunity to own a detached property in the heart of Barnstaple with well appointed modern accommodation both residentially and commercially.

Location:

North Devon, is an ever increasingly popular part of the country to live, with its breath taking scenery, sandy beaches, wide open spaces and dramatic coastline. Golf courses are available at Saunton, Westward Ho! and just down the road at Portmore on route to Barnstaple.

Barnstaple, North Devon's regional centre offers a good selection of shops and amenities including a number of sports facilities, out of town shopping, cinema and theatre. The town also benefits from The Tarka Line rail link connecting with Exeter and the main line to London.

The A361 North Devon Link road connects the town with the motorway network at Tiverton where there is also a main line railway station again connecting with London. Bristol and Exeter provide air links with regional and international airports.

**Bull Court House
& Bowden House**
Bull Court, Green Lane, Barnstaple,
North Devon. EX31 1DD

Freehold Price Guide
£475,000

(Business relocating and not for sale)

A great opportunity, to own a unique, detached property in the centre of Barnstaple. This converted Grade II Listed warehouse offers very spacious and individual character residential living space combined with adjoining modern commercial accommodation. This charming home is very prominently located opposite one of the entrances to Green Lanes Shopping Centre. To fully appreciate a full internal inspection is strongly recommended.

- Spacious adaptable detached property
- Town centre location
- Potential for a number of uses
- Over 1600 sq ft residential
- Nearly 1800 sq ft commercial
- 2 storey commercial
- 3 storey residential
- 3 Bed, Bathroom and En suite
- 21" Living room (potential extra bed)
- Ding room and Kitchen/Breakfast
- 2 Balconies
- Great home with income opportunity
- Gas radiator heating and double glazing

Accommodation briefly comprises (with all measurements being approximate):

BULL COURT HOUSE: (150 sq m / 1614 sq ft)

Part glazed front door to **Entrance Hall:**

Utility Room:

Staircase from ground floor to **First floor**

Reception Hall:

Kitchen Breakfast Room: 14' 7 x 9' 4 (4.44m x 2.84m)

Dining Room: 14' 9 x 9' 5 (4.49m x 2.87m)

Study/Bedroom 3: 10' 6 x 6' 2 (3.20m x 1.87m)

Bedroom 2: 15' 10 x 10' 5 (4.82m x 3.17m)

Shower Room:

First Floor Balcony: 10' 7 x 9' 2 (3.22m x 2.79m)

Staircase from reception hall to **2nd Floor Landing:**

Living Room: 21' 10 x 17' 1 (6.65m x 5.20m)

Master Bedroom: 14' 6 x 12' 10 (4.42m x 3.91m)

En Suite:

Second Floor Balcony: 10' 7 x 9' 2 (3.22m x 2.79m)

BOWDEN HOUSE: (167 sq m / 1797 sq ft)

Showroom: 37' 4 x 14' 4 (11.32m x 4.36m)

Counter/Reception: 13' 6 x 6' 8 (4.11m x 2.03m)

Office: 12' 0 x 8' 9 (3.66m x 2.66m)

Workshop/Store: 23' 3 x 16' 2 (7.08m x 4.92m)

Staircase to First Floor landing with interconnecting door to Bull Court House:

Cloakroom:

Workshop/Store: 29' 0 x 14' 6 (8.84m x 4.42m)

Undercroft: suitable for bin storage, bicycle and motorcycle parking. **Agents Note:** There is a pedestrian right of way through the undercroft to the property behind Bull Court House.

SERVICES:

Mains electricity, gas, water and drainage.

COUNCIL TAX:

Bull Court House. Band 'A'.

BUSINESS RATES:

Bowden House rateable value £8200. Small business rates paid in 20/21 was £4019.80 (@ 49.9p per £)

ENERGY RATING:

Bull Court House 'C' Bowden House 'E'

PARKING:

The vendors currently rent parking spaces in the neighbouring car park from a third party. We understand this may be option for the new owners. However, this cannot be guaranteed.

To arrange a viewing please contact

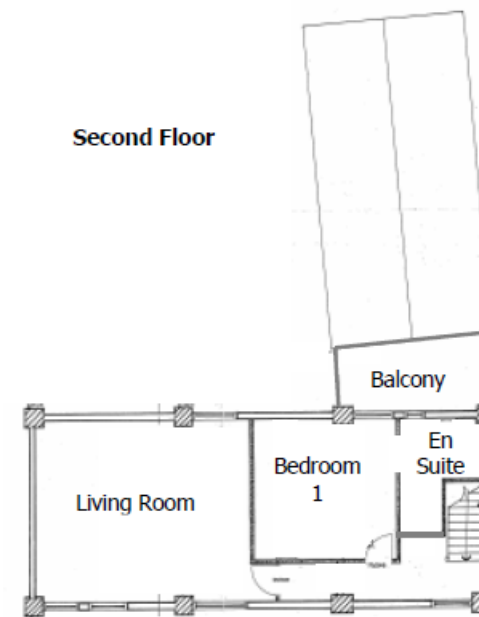
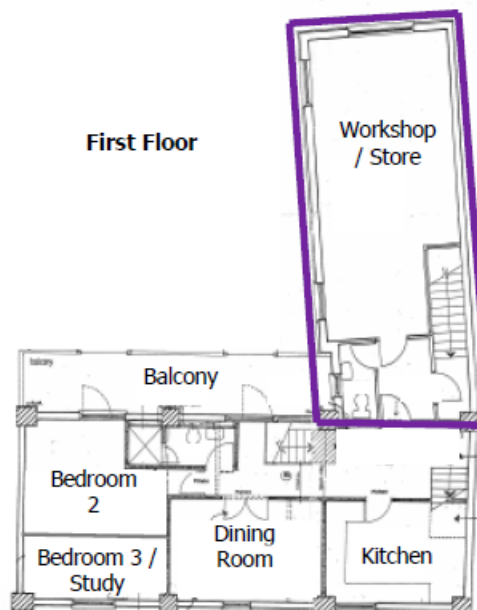
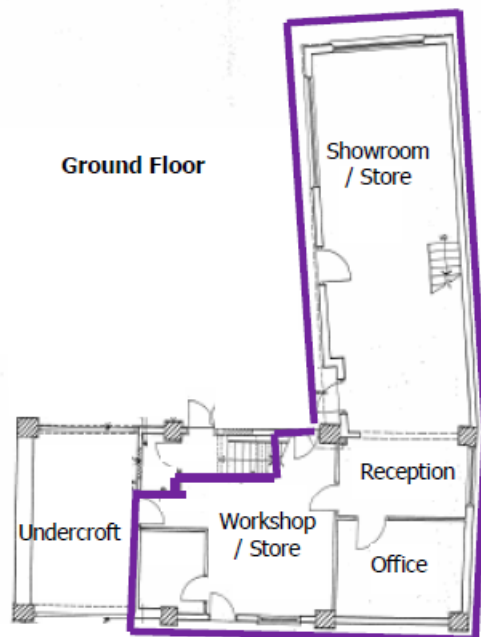


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Agents Note:

This floor Plan is for guidance only, it cannot be guaranteed as accurate or to scale.
The area edged **purple** represents the commercial element of the property.



