



12 Brunswick Wharf

Barnstaple | Devon | EX31 1AE



BY DESIGN

Key Features

- Private rooftop terrace with elevated river views
- Exclusive top-floor location
- Expansive open-plan living space
- The only apartment with a rooftop terrace
- Three well-proportioned bedrooms
- En-suite & family bathroom
- Secure gated parking
- No onward chain
- Secure entry system
- 5 mins drive from Barnstaple District Hospital



About

Perched on the top floor, Number 12 is the only home in Brunswick Wharf to boast a private rooftop terrace with uninterrupted panoramic river views — a truly rare feature. Natural light floods the expansive open-plan living space, while three generous bedrooms, including a principal suite, offer flexibility for family, guests, or a home office.

This exceptional residence works perfectly as a primary home, prestigious town base, or high-quality investment. Homes of this scale and distinction in Brunswick Wharf are rare, and this unique rooftop opportunity is unlikely to be repeated. Offered with no onward chain, it is ready to move into immediately.

Crafted by a respected North Devon family developer and refined by a local architectural practice, Brunswick Wharf remains celebrated for its quality construction and enduring specification — a riverside address that continues to stand apart.





Outside & Location

Number 12's exceptional rooftop terrace redefines apartment living, offering scale, privacy, and the freedom to entertain, relax, or simply enjoy sweeping river and skyline views from above. Secure gated parking adds peace of mind, while the home's top-floor position ensures an elevated, tranquil outdoor retreat.

Ideally located, the property offers immediate access to Barnstaple town centre, North Devon District Hospital, and the link road to the M5, Tiverton Parkway train station, and local schools. North Devon's stunning beaches are also within easy reach, combining riverside living with coastal charm and excellent connectivity — a truly rare and enduring opportunity.

SERVICES & NOTES:

Council Tax: D (£2,093 per annum)

EPC Rating: B

Services: Mains water, electricity, gas, drainage

Local Authority: North Devon District Council

Tenure: Leasehold

Size: 1,065 sq ft

What3Words: mild.thin.hunter

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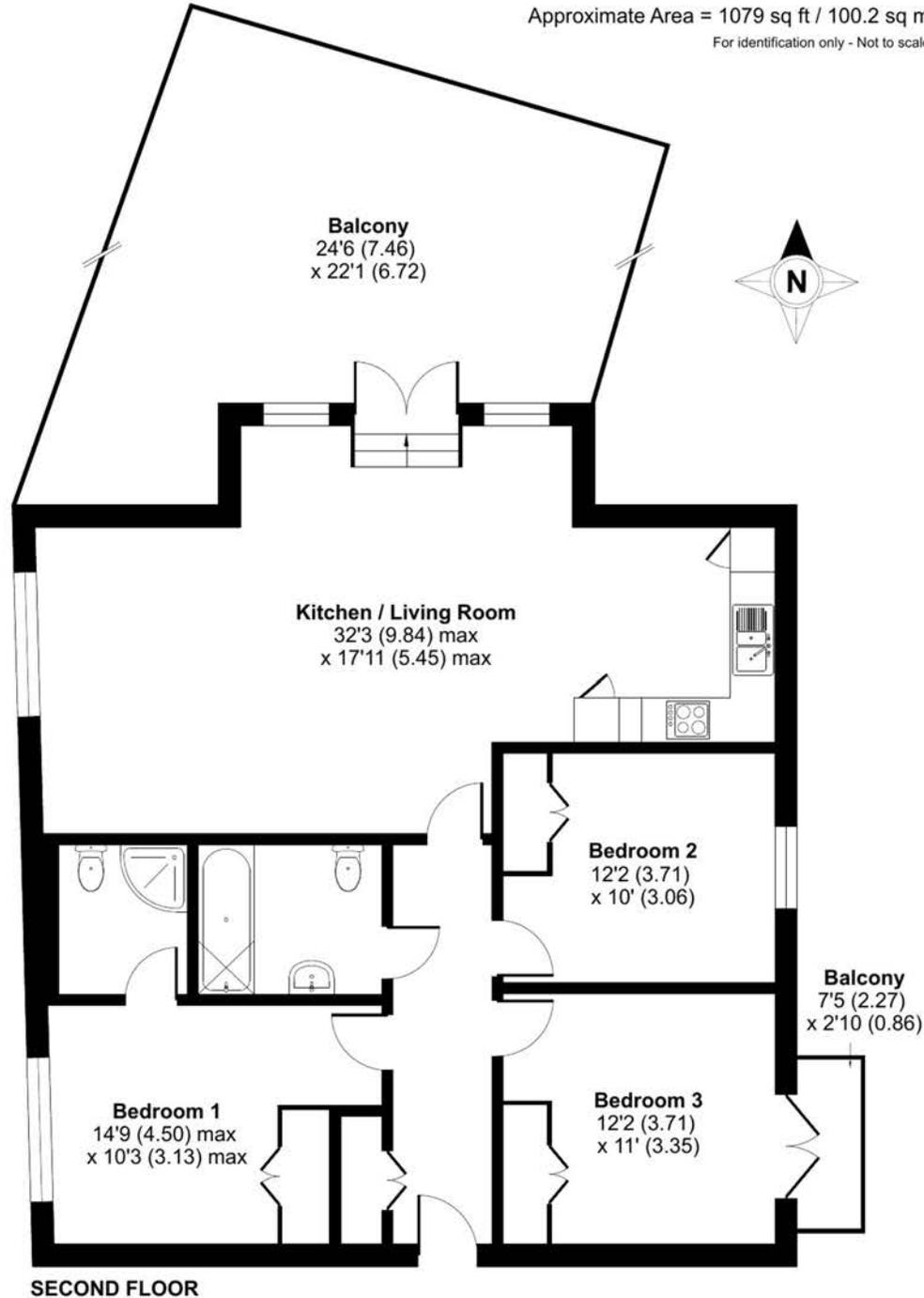


Floorplan

Brunswick Wharf, North Walk, Barnstaple, EX31

Approximate Area = 1079 sq ft / 100.2 sq m

For identification only - Not to scale





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