



2 Codden Hill House, Bishops Tawton, Barnstaple, Devon, EX32 0AD

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## 2 Codden Hill House, Bishops Tawton, Barnstaple, Devon, EX32 0AD

### £525,000

This is one of those rare opportunities to buy an individual and grand residence, that rarely comes to the market. Codden Hill House is a fabulous Grade II Listed former Vicarage, that was converted in the 1960s, to create three impressive dwellings, with number two being the central wing of the building. The generous and flexible accommodation is arranged over three floors, with an abundance of character and period features flowing throughout. The property benefits from a sunny aspect mature terraced garden, pleasant views, double garage and off road parking for 4 cars. The accommodation in brief comprises of; reception hall, cloakroom, central living room which leads to the sitting room and formal dining room. An arched doorway leads straight through to the fitted kitchen and utility room off it. A staircase leads to the first floor and landing area, giving access to bedroom one and two which are large double bedrooms, family bathroom and a study or bedroom 5. A further staircase leads to the second floor, which offers a snug/landing area, shower room and two additional double bedrooms.

The village of Bishops Tawton offers a range of amenities including pre-school and primary school and a popular thatched village pub, three Churches and an excellent bus service which operates every hour. Barnstaple Town centre is within easy driving distance and offers local and national high street shops, banks and leisure facilities. The North Devon Link Road is convenient and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central. Barnstaple Railway Station is approximately 1.4 Miles away. Due to its semi-rural location, the property is also close to excellent countryside walks and Codden Hill. A great place to live, with a lovely blend of village life, and all the conveniences you would hope to find.

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Beautiful Grade II Listed Former Vicarage  
Sought After Village Location  
Spacious & Grand Accommodation Over Three Floors  
Many Character & Period Features  
Three Reception Room, Fitted kitchen & Utility Room.  
4/5 Bedrooms Depending Upon Requirements  
2 Bathrooms & Cloakroom  
Double Garage & Parking For 4 Cars  
Mature Terraced Garden & Pleasant Outlooks



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### Entrance Hall

2.74m x 4.36m (9' 0" x 14' 4")

### Cloakroom

1.42m x 1.27m (4' 8" x 4' 2")

### Living Room

4.79m x 5.23m (15' 9" x 17' 2")

### Sitting Room

4.84m x 4.36m (15' 11" x 14' 4")

### Dining Room

3.85m x 5.25m (12' 8" x 17' 3")

### Kitchen

2.2m x 4.77m (7' 3" x 15' 8")

### Utility Room

2.4m x 2.74m (7' 10" x 9' 0")

### First Floor Landing

### Bedroom One

4.14m x 5.06m (13' 7" x 16' 7")

### Bedroom Two

4.32m x 4.47m (14' 2" x 14' 8")

### Bathroom

3.83m x 3.38m (12' 7" x 11' 1")

### Study / Bedroom Five

1.56m x 4.23m (5' 1" x 13' 11")

### Second Floor Snug / Landing

3.55m x 4.16m (11' 8" x 13' 8")

### Bedroom Three

4.42m x 4.0m (14' 6" x 13' 1")

### Bedroom Four

4.88m x 4.73m (16' 0" x 15' 6")

### Shower room

2.1m x 1.85m (6' 11" x 6' 1")

### Outside

The property is accessed via a shared driveway, which serves the other two properties in Codden Hill House. This leads to a parking area for number 2 Codden Hill House, for 4 cars. There is also a Double Garage 5.66m X 5.24 with double garage doors, separate pedestrian access, water, power and light. To the front of the property is garden laid mainly to lawn with a pathway leading to the garage. To the rear of the house is a fabulous terraced garden which arranged over three levels. Within the garden you will find various seating and grass areas, a paved terrace, pond, rockery with water feature and a larger pond at the lower level, with lawn area that borders the stream. A great place to launch a kayak!

### Property Facts

Vendors status. Needs to find.

Age of property. 1860.

Former Vicarage. Converted to 3 dwellings in 1960's.

Grade II Listed.

Barnstaple. 2 Miles.

Nearest Primary School. Bishops Tawton.

Nearest Secondary School. Park Community College.

Nearest Medical Centre. Litchdon. Newport.

EPC exempt.

Council Tax Band. E.

### SERVICES

Mains services. Gas, Electric & Water.

### DIRECTIONS

From the Bishops Tawton roundabout on the A361, take the A377 signposted to Bishops Tawton and Exeter. Continue into the village and you will pass the Primary School on your left. You will clearly see the Church on your right hand side and the property is on the opposite side of the road. Access drive into Codden Hill House will be found on your left, next to the the Village Street junction. Continue up the drive for a short distance and the parking area, along with the double garage will be immediately on your right.

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Energy Performance Certificate's, Auctions and New Homes.*





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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



