



Benbridge House, Bishops Tawton, Barnstaple, Devon, EX32 0AR



## Benbridge House, Bishops Tawton, Barnstaple, Devon, EX32 0AR

Guide Price £549,950

Enjoying a commanding and elevated position within the ever popular village of Bishops Tawton, this late Art Deco period house would have been a property of some importance when first built. Today, Benbridge House offers the chance to modernise and , with the substantial loft, to extend and grow (stp). The house has been a home to a local family for decades, and offers well proportioned gas centrally heated accommodation comprising a welcoming central entrance hall with original tiled floor and doors leading off to two reception rooms, both benefitting from a pleasant outlook. To the rear is the kitchen / breakfast room with range of wood fronted cupboards and drawers. There is a third reception room (originally the kitchen/dairy room) which now requires a little maintenance and will make a useful additional space. A useful utility room with WC rounds out the ground floor. On the first floor is a semi-galleried landing with window overlooking the rear garden and fields beyond. The three bedrooms are all spacious, the two front facing bedrooms enjoying particularly good views incorporating Tawstock Castle into the panorama. The larger than average bathroom (likely to have originally been the fourth bedroom) offers a panelled bath, separate shower unit, vanity sink and WC.

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Sought After Village Location  
Imposing Detached House  
Three Bedrooms / Three Reception Rooms  
Family Bathroom With Separate Shower  
Kitchen / Breakfast Room With Separate Utility Room  
Ample Parking For Several Vehicles  
Front And Rear Gardens  
Two Storey Outbuilding  
Fine Views  
Viewing Highly Recommended



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## Front Door To Entrance Hallway

### Sitting Room

16' 9" x 12' 11" (5.11m x 3.94m)

### Dining Room

16' 9" x 12' 9" (5.11m x 3.89m)

### Kitchen / Breakfast Room

12' 11" x 11' 11" (3.94m x 3.63m)

### Utility Room

11' 10" x 6' 7" (3.61m x 2.01m)

## Store Room

12' 9" x 11' 11" (3.89m x 3.63m)

## Stairs To First Floor Landing

### Bedroom One

14' 7" x 12' 11" (4.45m x 3.94m)

### Bedroom Two

14' 7" x 12' 9" (4.45m x 3.89m)

### Bedroom Three

12' 9" x 11' 11" (3.89m x 3.63m)

## Bathroom

9' 10" x 8' 8" (3.00m x 2.64m)

## Study

6' 7" x 6' 6" (2.01m x 1.98m)

## Outside

The property is approached over a driveway with a shared right of access and leads off into a spacious parking area that could easily accommodate four to five cars. The front gardens are laid to lawn behind an attractive low stone wall with wrought iron fencing. The rear gardens were used for many years as productive fruit and vegetable gardens and an incoming purchaser has the opportunity to lay turf, patio or continue with market garden - or a combination of all three! There is an attractive patio seating area within the garden enjoying a sunny aspect. A particular feature is the two storey outbuilding, the upper floor arranged as a shed/workshop and the lower built originally as a garage. This charming building could lend itself to all kinds of imaginative adaptations including gym, studio or Airbnb (stp).

## Workshop

15' 11" x 8' 4" (4.85m x 2.54m)

## Garage

15' 11" x 8' 4" (4.85m x 2.54m)

## SERVICES

Services: We understand from the seller that Mains Water, Drainage and Electricity are available.

Council Tax Band E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

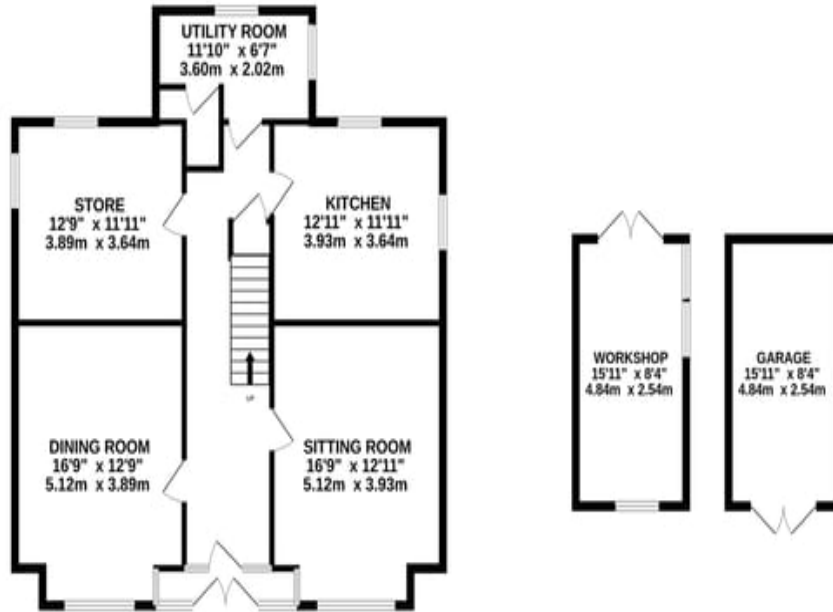
## DIRECTIONS

From Barnstaple town centre, follow signs towards the Link Road (A361) until reaching the roundabout at Newport (with McDonalds restaurant on the left hand side) and turn left here. Go straight across the next set of traffic lights and the next mini roundabout and upon reaching the A39 Atlantic Highway, proceed straight across the roundabout and follow the road into Bishops Tawton whereupon Benbridge House will be found a short distance along on the right hand side with For Sale sign displayed.

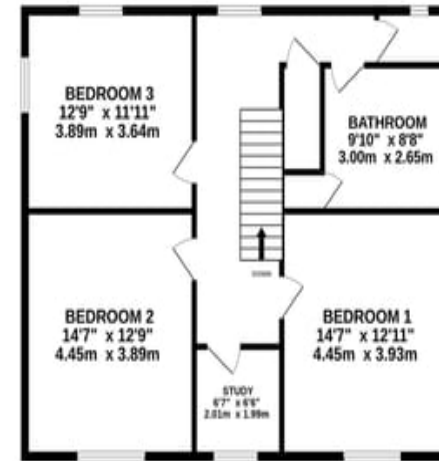
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GROUND FLOOR  
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 sq.m.) approx.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Vary energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (54-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC | 82        |



