



Whistlers End, Bishops Tawton, Barnstaple, Devon, EX32 0AR





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Guide Price £645,000

Occupying an elevated position within the sought after village of Bishops Tawton and benefitting from far reaching and panoramic countryside views, this substantial home offers highly adaptable accommodation, ideal for a number of uses including multi generational living. From the spacious and inviting entrance hall (wide enough to be used as a study as well as a hall) doors lead off to the cosy and intimate sitting room with wood burner and to the stunning and extended kitchen / dining / family room with Velux style windows, making this a light and inviting room at the heart of the home. From this room, there is also access to a useful utility room with boot room and W/C off. Particularly useful on the ground floor is a large room currently utilised as an en-suite bedroom and suitable for a range of alternative uses to suit any occupier. On the first floor, the principal room (almost eighteen feet square) is currently utilised as a lounge, ideal to enjoy the superb views from. With a shower room next door, this room could easily be used as a sizeable and impressive Master Suite. Also on the first floor are three further bedrooms, all enjoying stunning countryside views, and family bathroom with white suite.

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Substantial Family Home
Stunning Countryside Views
Adjoining Open Fields
Highly Adaptable Layout
Currently Arranged With En-Suite Bedroom On The Ground Floor
And 18' Square Sitting Room On The First Floor - But Easily
Adapted To A Purchasers Needs
Delightful Enclosed Gardens
Sought After Village Location
Elevated Position With Garage And Parking



Entrance Hall

Snug

5.03m x 3.3m (16' 6" x 10' 10")

Kitchen / Dining / Family Room

7m x 5.03m (23' 0" x 16' 6")

Utility Room

2.9m x 2.2m (9' 6" x 7' 3")

W/C

Store

Bedroom One

5.16m x 3.48m (16' 11" x 11' 5")

En-Suite Bathroom

First Floor Landing

Lounge

5.49m x 5.3m (18' 0" x 17' 5")

Bedroom Two

3.78m x 3.33m (12' 5" x 10' 11")

Bedroom Three

3.33m x 3.1m (10' 11" x 10' 2")

Bedroom Four

3.07m x 2.87m (10' 1" x 9' 5")

Bathroom

Shower Room

Outside

The property is approached via a well maintained concrete driveway, shared with one other property. At the top of the drive there is space to park several vehicles and access to the detached garage. To the rear of the house is a delight enclosed garden, arranged over a number of terraces and enjoying a high degree of privacy. There is access around the side to the delightful front gardens, laid mainly to lawn with mature trees and shrubs, raised patio areas and a further gravelled seating area - a great BBQ area!

Detached Garage

SERVICES

Services: Gas, Electricity, Mains Water and Mains Drainage.

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.

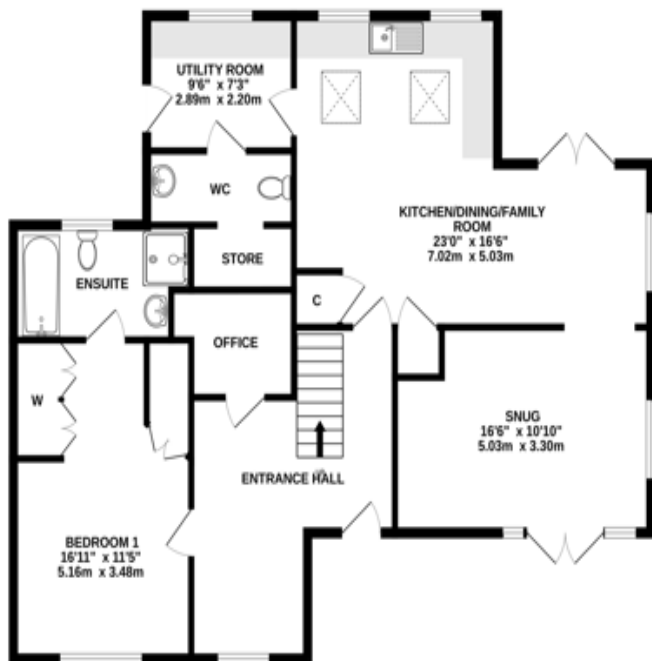
DIRECTIONS

Directions - From the centre of Barnstaple, proceed towards Newport along Holloway Road and cross the traffic lights, continuing until reaching the roundabout on the A361. Go straight across and follow the road into the village and after a short distance, Whistlers End will be found on the left hand side with a John Smale & Co For Sale board displayed. Upon first approach the driveway up to the property can, like so many in North Devon, appear steep and slightly daunting but it is very manageable, on foot or in any type of vehicle - you certainly don't need a 4x4!

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GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 1920 sq.ft. (178.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81



