

A Delightfully Charming 3/4 Bedroom Cottage

2 Wissons Cottage School Lane, Bishops Tawton, Barnstaple, EX32
ORR

Asking Price

£475,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



Benefits From A Fully Fitted 1 Bedroom Annexe

2 Wissons Cottage School Lane, Bishops Tawton, Barnstaple, EX32 0BB



This delightful period cottage blends traditional charm with modern versatility, offering a warm and inviting home in a peaceful village setting. Being situated on a large plot the property benefits from front and rear gardens and a newly constructed 1 bed annexe.

Inside, the main house presents an abundance of character, with exposed beams, wood-burning stoves, and beautifully finished living spaces that strike a balance between rustic charm and contemporary comfort. The sitting room provides a welcoming retreat, complete with a feature fireplace, while the snug and study add further flexibility for family living.

A stunning conservatory opens onto the garden, flooding the space with natural light and offering a perfect spot for relaxed dining or entertaining. The kitchen is a standout feature, designed in a modern country style with deep blue cabinetry, tiled flooring, and a range cooker, making it both practical and stylish.

The first floor hosts three bedrooms, each with its own unique character, with bedroom 1 enhanced by a vaulted ceiling, exposed beams and charming cottage windows, all complemented by an ensuite shower room. The family bathroom is conveniently located, next to the remaining bedrooms with ladder access to the useful attic space.

Blending period detail with contemporary updates, this home is perfect for families seeking space, flexibility, and character. With the benefit of its charming garden, versatile living spaces, and the rare advantage of a fully fitted annexe, it offers a lifestyle that feels both practical and special in equal measure.

DETAILS

Bishops Tawton is a picturesque village nestled on the outskirts of Barnstaple in North Devon. Set within rolling countryside and just south of the River Taw, the village offers a peaceful, rural charm while still being conveniently close to the bustling market town of Barnstaple.

The village is steeped in history, with the Church of St John the Baptist—a prominent feature—dating back to the 14th century and thought to have been the seat of the Bishop of Devon in Saxon times. Traditional stone cottages and thatched-roof homes line the narrow lanes, and the surrounding landscape boasts lush fields, wooded valleys, and scenic walking routes, including access to parts of the Tarka Trail.

Bishops Tawton is a desirable location for those seeking a blend of countryside tranquility and easy access to amenities. With its strong sense of community, historical roots, and proximity to the North Devon coast, Exmoor National Park, and the A361 link road, it offers a quintessential Devon village lifestyle with excellent connectivity.

Services - Mains electric, water and drainage.
Gas fired central heating.

Council Tax - D

EPC rating - ?

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Porch

Sitting Room 5.56 max x 4.87 max (18'2" max x 15'11" max)

Kitchen/Breakfast Room 4.69 x 3.20 (15'4" x 10'5")

Study/Bed 4 3.17 x 2.80 (10'4" x 9'2")

Snug 3.39 x 2.74 (11'1" x 8'11")

Conservatory 3.80 x 3.68 (12'5" x 12'0")

Bedroom 1 3.67 x 3.17 (12'0" x 10'4")

En-Suite

Bedroom 2 3.69 x 2.95 (12'1" x 9'8")

Bedroom 3 2.08 x 4.41 (6'9" x 14'5")

Family Bathroom 2.82 x 2.67 (9'3" x 8'9")

Annexe Living Area 3.42 x 6.47 max (11'2" x 21'2" max)

Annexe Bedroom 3.42 x 2.98 (11'2" x 9'9")

Annexe Shower Room





The property is approached off a quiet lane straight onto the ample off road parking providing space for a least 4 cars. Here is the newly constructed 1 bedroom annexe, fully fitted for every day needs with an open living space, kitchenette, double bedroom and shower room. A perfect space for a dependant relative.

The Cottage has a large front garden is mainly laid to lawn with mature shrubs and trees with a lovely patio are enjoying the sunny aspect. There is a raised garden to the rear which the kitchen overlooks providing further outdoor space.



DIRECTIONS

Approaching Barnstaple on the A361 North Devon Link Road as you approach the town bear left at the first roundabout on to the A39. At the next roundabout, turn left onto Bishops Tawton Road on to the A377 signposted to Crediton, proceed up the hill bearing around to the left and continue ahead, as the road heads into village continue down before turning left onto Sanders Lane, then take the next left onto School Lane. 2 Wissons will be situated on your right.



VIEWING

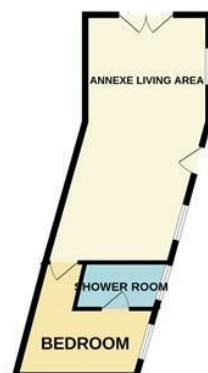
By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



GROUND FLOOR



1ST FLOOR



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.

Made with Metropix 2/0/2020