



BELGIUM HOUSE
OFFERS OVER **£400,000**

Extraordinary Victorian House & Annexe
NORTH TAWTON

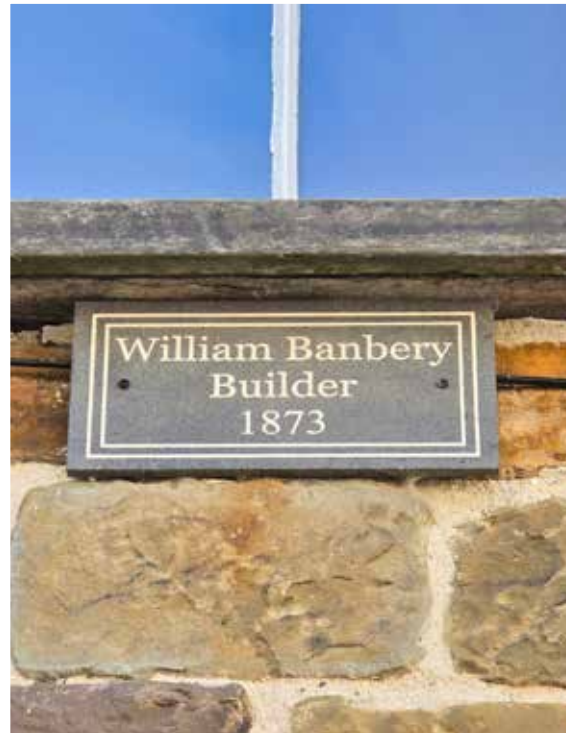
MILLER TOWN & COUNTRY
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Belgium House



- » Striking 4 Bed Victorian House
- » Includes 1 Bed Annexe
- » Extensively Renovated in Last 6 Years
- » High Ceilings & Large Windows
- » Premium Finishes Throughout
- » Perfect for Entertaining
- » Private Parking & Courtyard Garden



The Property

This is one of the most striking properties in North Tawton with its imposing stone façade, and it is steeped in history. This Victorian property was built in 1873, and it housed Belgian refugees during the Great War. Today it is a beautiful home with period charm, including high ceilings and large sash windows, and the conveniences of the 21st century. Over the last 6 years the property has undergone a comprehensive renovation including upgraded electrical and plumbing systems along with a new kitchen, utility, WC, annexe bathroom, stylish light fixtures, flooring, radiators, windows (fitted with laminated acoustic glass) blinds and more.

Accommodation

House: On the ground floor are a large open plan kitchen/diner with space for large family gatherings, a formal living room with two sash windows, a utility room and WC that connect to the integral one bedroom annexe. The new kitchen has sleek units with extensive cupboard space and an electric range, and there is a period fireplace in the dining area. Downstairs from the kitchen is the fully finished basement with a street level window, which could serve as an additional reception room, hobby space or office. On the first floor are 3 well proportioned double bedrooms, again with sash windows. The primary bedroom has an en suite wet room with travertine tiles, and there is also a family bathroom with clawfoot bath. With its high ceilings and large windows, the entire house feels spacious and is filled with natural light.





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Belgium House





Annexe

Just across the courtyard is a one bedroom annexe that could be used for multi-generational living, as a space for the teenager of the house or potentially as an income source. On the ground floor is a spacious reception room, and the WC from the house currently interconnects internally with the annexe (this WC could be replaced with a small annexe kitchen if desired). Upstairs is a large double bedroom that currently houses a superking bed, along with the new bathroom.

Location

The property is located in the heart of North Tawton - a popular town which benefits from shops, pubs, cafes, pharmacy, doctors and primary school. The nearby towns of Okehampton and Crediton offer rail links to Exeter and onward to the main line to Paddington, along with a wider range of retail outlets and a variety of supermarkets as well as secondary schooling. Dartmoor National Park is only 10-15 minutes away as is the A30 corridor.

Outside

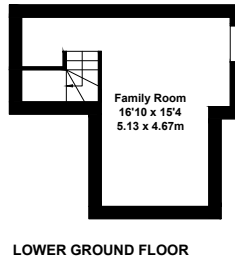
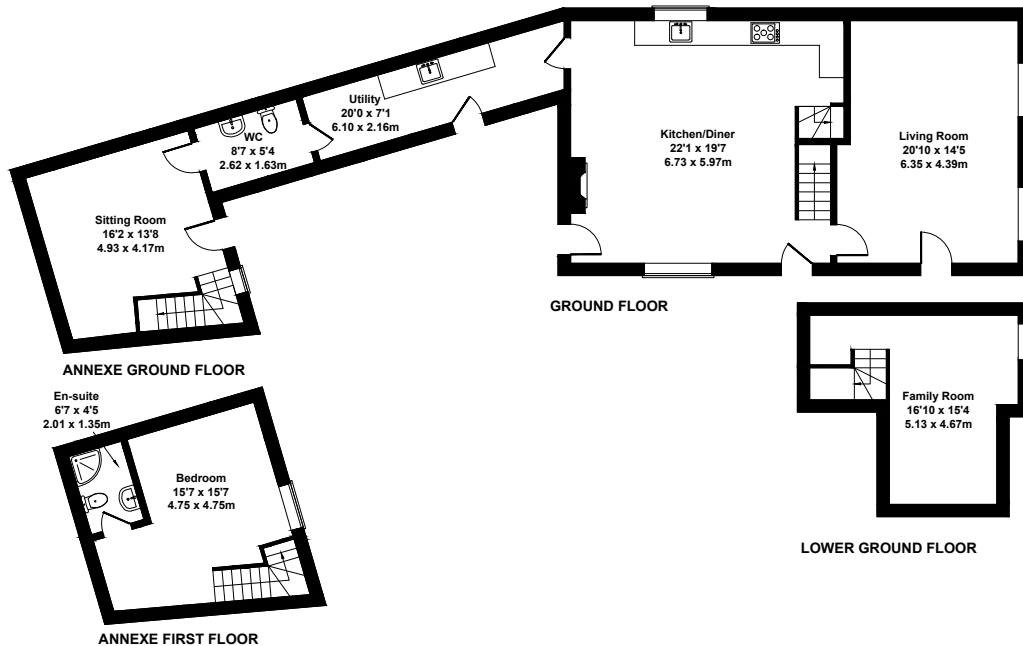
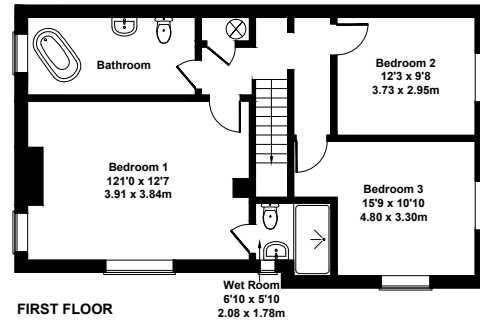
There is an attractive walled courtyard garden to the rear of the house that has been laid with slate, and it is a wonderful sun trap with ample space for an outdoor table and chairs and potted plants. To the front of the property is a private driveway.





Belgium House, 13 Fore Street

Approximate Gross Internal Area
2217 sq ft - 206sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

KEY INFORMATION

- 4 Bedrooms
 - 3 Bathrooms
 - 3 Reception Rooms
 - Private Driveway
 - Not Listed
 - Heating: Gas
 - Utilities: Mains electricity, water, drainage and gas
 - Restrictions: None Known
 - Easements, Wayleaves: Adjacent property has pedestrian access along edge of drive for this property
 - Public Rights of Way: None
 - Flooding: None known
 - Notable Construction Materials: Timber-framed windows
 - Building Safety Concerns: None known
 - Mining Area: No
 - Planning Permission / Proposed Developments: None known
 - EPC Rating: D (59)
 - Council Tax Band: A
 - Tenure: Freehold
 - Broadband: FTTP *
 - Indoor - Likely (O2), Outdoor: Likely all providers *
 - Not suitable for wheelchair users
- *Per Ofcom

Agent's Notes

The property is located within the North Tawton Conservation Area.

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VIEWING:

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