



8 Strawberry Fields, North Tawton, EX20 2GX

Guide Price £425,000

HELMORES
SINCE 1699

8 Strawberry Fields

North Tawton

- Extended 4 bedroom detached house
- Stunning views to Dartmoor
- Recent loft conversion with en-suite
- Garage & parking
- Large bright extension to ground floor
- Beautifully presented
- Well maintained garden
- Double glazing and gas central heating
- Easily accessible to A30 and public transport

As soon as you step inside this stunning home, you know that it's something out of the ordinary. It's been lovingly extended and converted to become a very special home indeed. The Devon countryside views across to Dartmoor are just another thing about this house that makes it stand out from the rest.



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The entrance hall is bright and welcoming and has a study & WC leading off of it along with the utility room (this area was the original kitchen) with integrated fridge/freezer, eye level microwave oven, ceramic sink and space for white goods. There is side access from here onto a decking area. When the extension was finished 5 years ago, the main kitchen/diner was created - this is a very light, bright space with room for a large table and tastefully decorated. There is space for a range cooker and views from the sink through an opening out to the countryside. The rear extension has a sky lantern and two bifold doors which maximise the views of the garden and beyond, a large space has been added here that really makes this home special.

Upstairs there are two double bedrooms with the views, one has an ensuite, then one other bedroom on this level and the main bathroom with a white suite and a shower over the bath. What was the 4th bedroom now hosts the stairs with plenty of storage under that leads up to the wonderful attic conversion. There is a large bedroom up here with velux windows to enable access to those views. There's plenty of wardrobe and storage space and an ensuite shower room. There is gas central heating (new boiler 18 months ago) and uPVC double glazing.



Outside there is a decking area to the side and an enclosed rear garden with patio area to the top, mainly laid to lawn with shrub borders. To the front is a garden area, parking and garage.



Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon 2024/25 – £2994.09

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (boiler 18 months old)

Listed: No

Tenure: Freehold

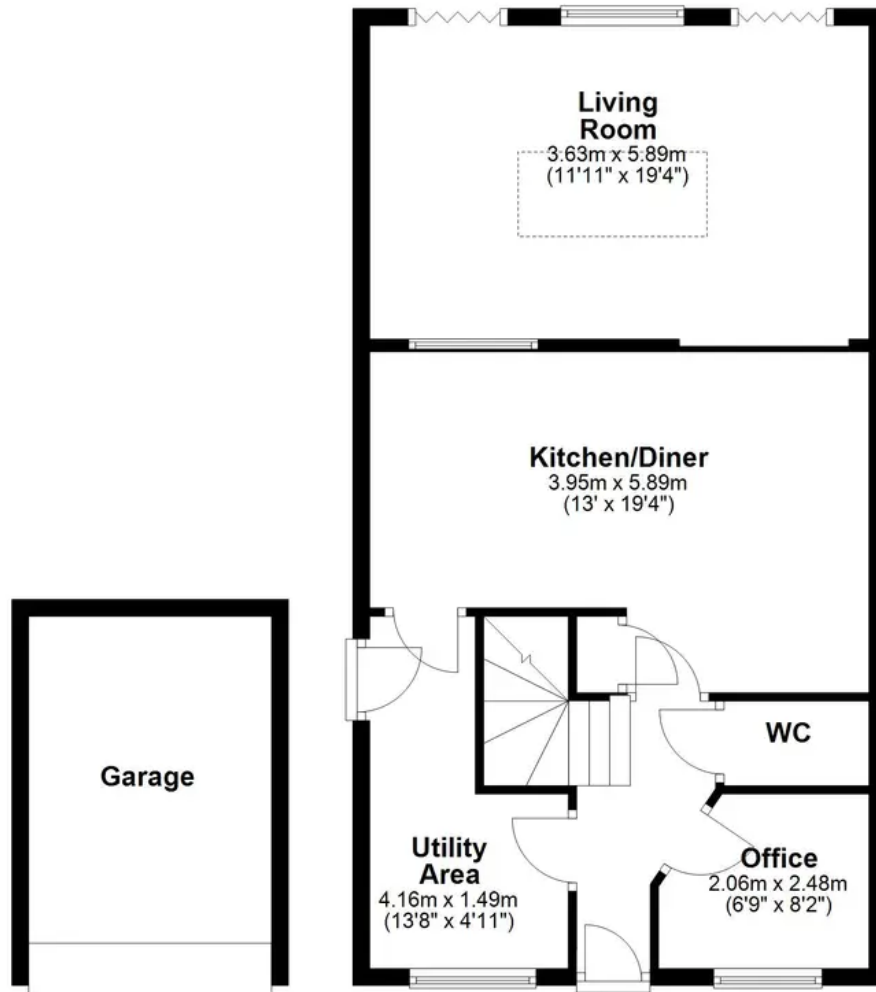
NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain and The White Hart pubs and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road – where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award -winning cheeses, revered locally and nationally.

DIRECTIONS : From Crediton take the A377 to Coplestone, after the lights, take a left turn onto the A3072 signposted to Okehampton. Go through the village of Bow and then roughly 4 miles later take a right turn to North Tawton. Upon entering the village, take a right turn at the roundabout onto Strawberry Fields, number 8 can be found on your right.

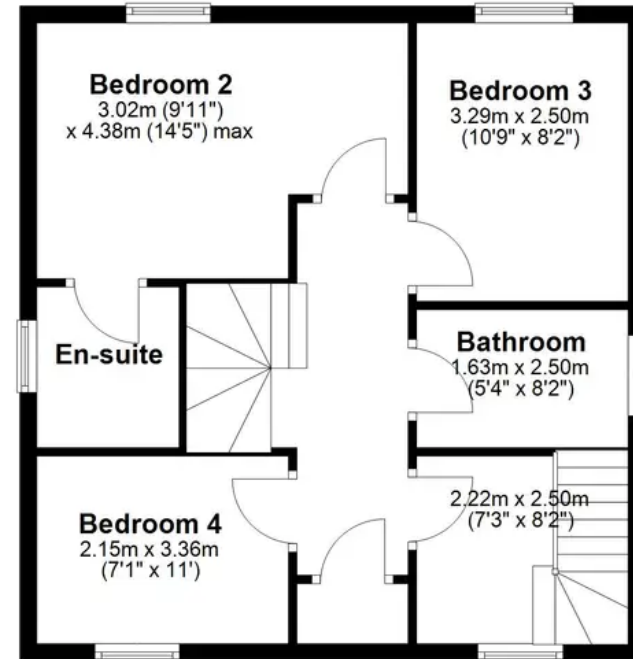
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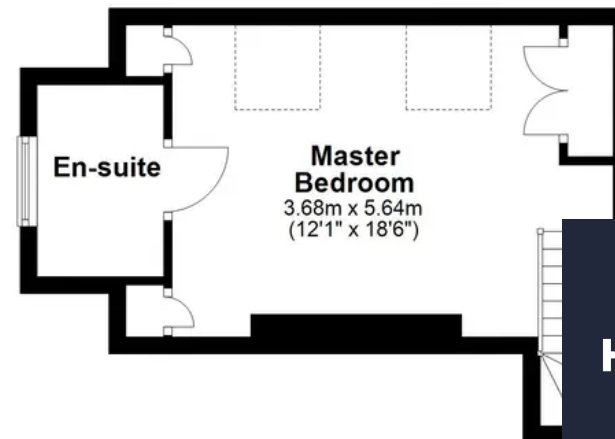
Ground Floor
 Approx. 77.6 sq. metres (835.1 sq. feet)



First Floor
 Approx. 51.8 sq. metres (557.6 sq. feet)



Second Floor
 Approx. 25.8 sq. metres (277.9 sq. feet)



Total area: approx. 155.2 sq. metres (1670.6 sq. feet)





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