



2 The Old School House Exeter Street, North Tawton

Guide Price £299,000

2 The Old School House Exeter Street

North Tawton, EX20 2HB

- Grade II listed former Victorian school
- 3 double bedrooms, master with ensuite
- Many period features
- Rural town location
- Short walk to primary school and shops
- Garage, parking & garden
- Gas central heating
- No Chain!

Thought to date around the 1860s this impressive Victorian school house conversion has a wealth of period features with mullion windows and a beautiful original arched front door. Set in the small market town of North Tawton, surrounded by open countryside with great walks and just a short distance from Dartmoor. This sympathetic conversion offers comfortable living accommodation along with an easy to maintain garden, a garage and parking.

The original solid wood door opens into an entrance hall with fitted cupboards, the lounge has plenty of light from the mullion windows and a gas fire in an attractive surround. Doors lead through to the dining area with the open staircase leading to the first floor.



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

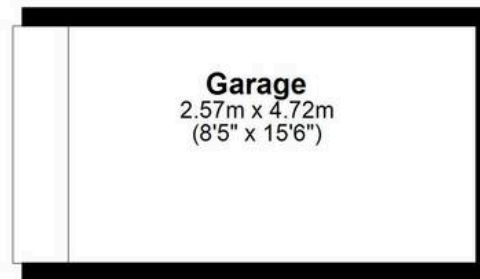
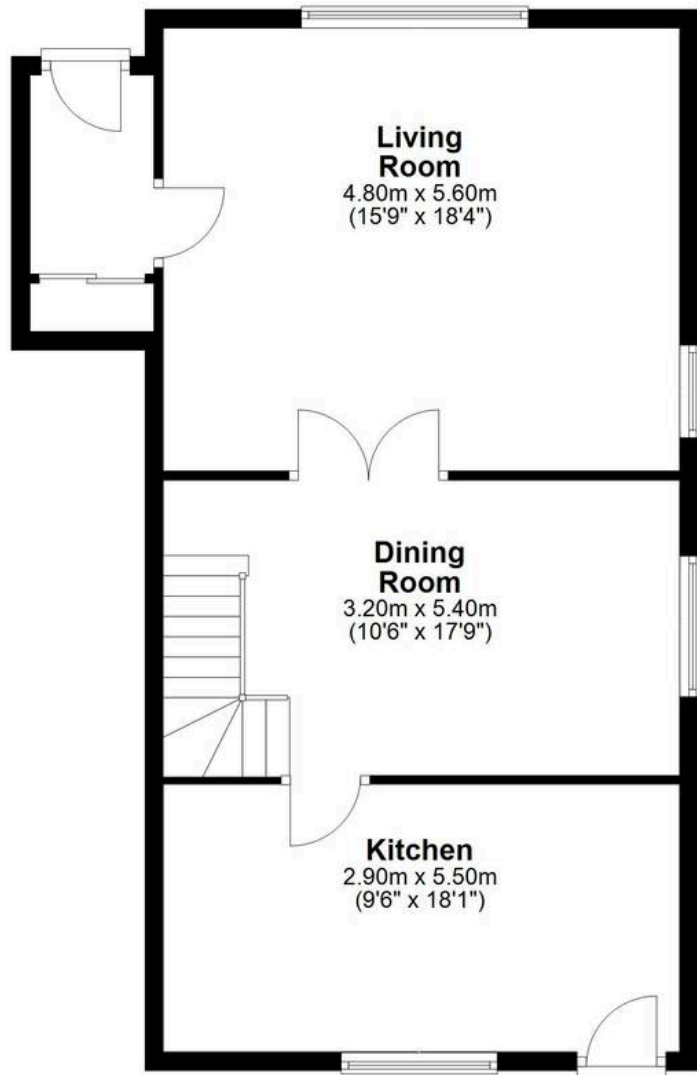
Entering the village from the A3072, take a right turn onto Exeter Street. The Old School house can be found up to the right. Please park past the primary school on the right and a Helmores representative will meet you at the front of the property.

What3Words: [///loitering.places.sunset](https://www.what3words.com/loitering.places.sunset)



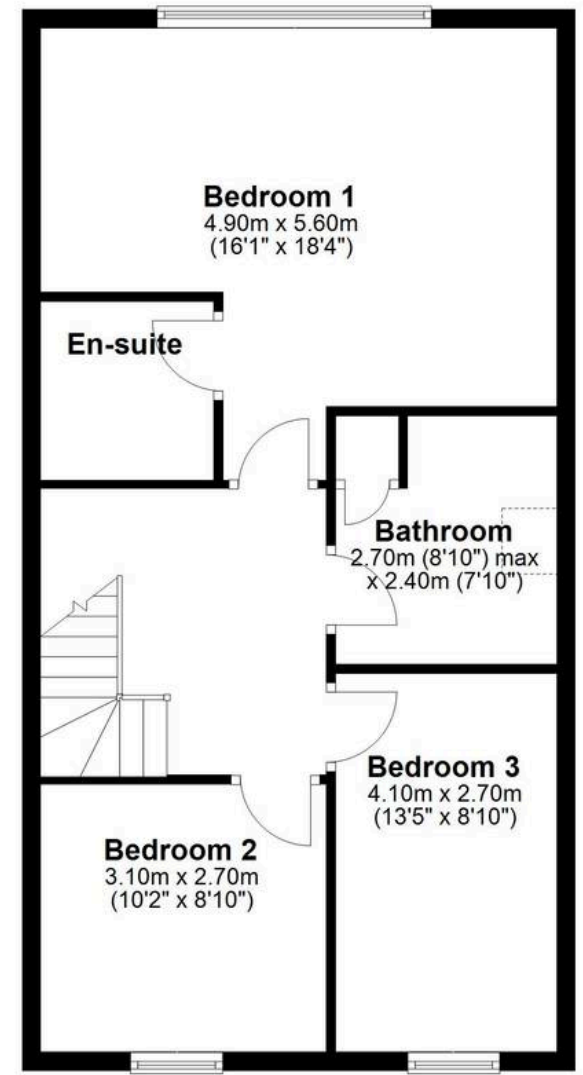
Ground Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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