



## The Old School, Bondleigh

Guide Price £355,000



# The Old School

Bondleigh, North Tawton, EX20 2AN

- Detached former School
- Quiet village location with countryside views
- 3 bedrooms and bathroom on first floor
- Large open planning living space
- Additional ground floor wet-room
- Room to extend if required
- South facing gardens
- Garage and parking

Located in the peaceful Devon village of Bondleigh, located between North Tawton and Winkleigh, this unique property has a lot to offer. Originally used for over 100 years as a local school, the pupils stopped being taught here in the 1940's. Since, it's been converted to what you see today, a detached stone home with some stunning south facing views to the front. There are many beautiful rural walks locally and with Dartmoor just a stone's throw away, nature is literally on the doorstep. Bondleigh is a lovely place for nature walks, especially the Tarka Trail, dog walking and socialising for those who are interested. There are a number of great cafes and places to eat locally and convenience stores for essentials a short drive away. The local towns of Crediton (30 mins) and Okehampton (15 mins) are within reach and it's approx. 30 minutes into Exeter via the A30.







Every so often we get a church, chapel or school building to sell and they always attract a great deal of interest. The history and character they have, their position often on the edge of a village or simply the architecture and design features that make them stand out. The Old School has it all. There's oil fired central heating and double glazing, plus, subject to permissions, it maybe possible to extend to make the most of its position. The front door brings you into an inner hall with storage and then opens into the main living space. A large room with living and dining zones, although one could utilise the space in a number of ways. There's a fireplace and views to the front, over the garden to the surrounding countryside. The kitchen is separate and has a door to the garden/parking too. Standing in the kitchen, the views are really special! To complete the ground floor is a large wet-room adding to the flexibility of the home. On the first floor are three bedrooms (note that originally it was two large bedrooms and so bedrooms two and three could be opened up into one if preferred) and a family bathroom. We love the gothic arch windows that remind you of the era and use of this charming property. Outside, there's a gated driveway providing off-road parking and a detached single garage. The gardens sit predominantly to the front and side (south and west) meaning plenty of sunshine. The garden is a burst of colour in the Spring with lawns, planted raised beds and borders. There's paved pathways, seating and storage areas around the gardens and all with that wonderful view.



### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D – West Devon

Approx Age: 1850

Construction Notes: Stone and slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Private

Heating: Oil fired central heating

Listed: No

Conservation Area: No

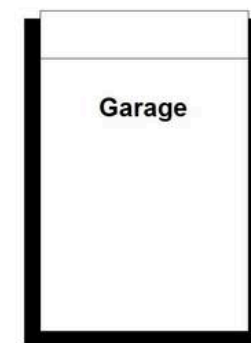
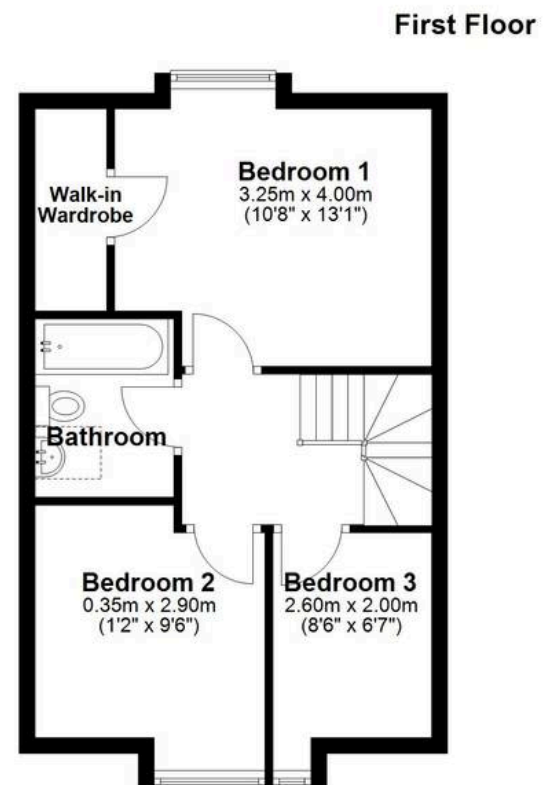
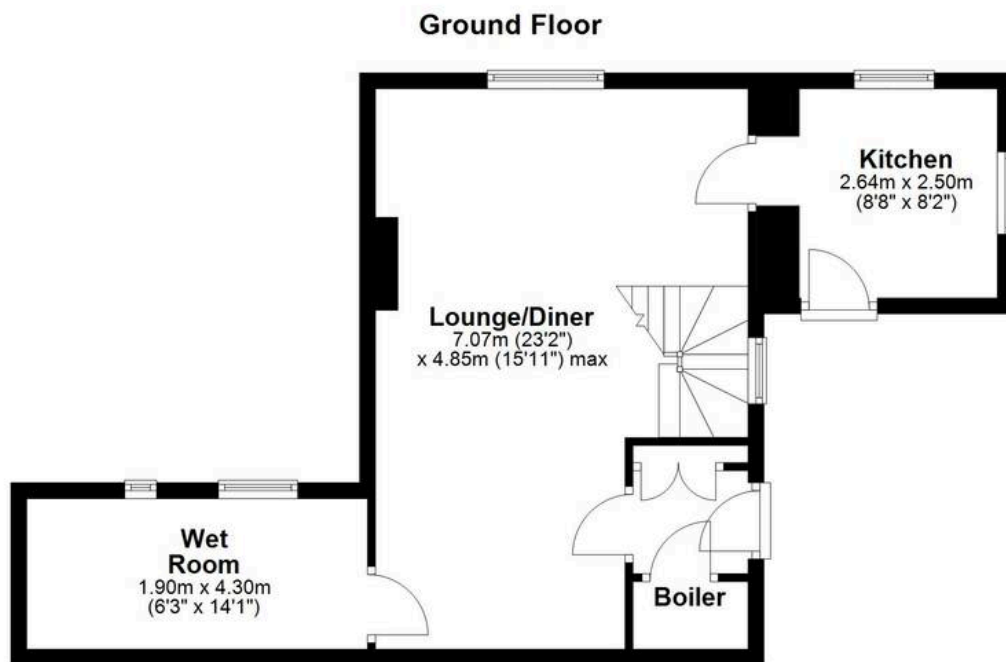
Tenure: Freehold



**DIRECTIONS :** For sat-nav use EX20 2AN and the What3Words address is [///pounce.libraries.important](https://www.what3words.com/#!/pounce/libraries/important) but if you want the traditional directions, please read on.

From Crediton, head towards Okehampton going through the villages of Copplestone and Bow on the A3072. Pass De Bathe Cross (bear North Tawton) go over the bridge and take the next right as signed to Torrington/Sampfod Courtenay. After approx. 1 mile, turn sharp right as signed to Winkleigh and then first left. Follow the road to Cadditon Cross and turn right, signed to Bondleigh. Once you enter the village the property will be found on the left.









## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.