



## THE RETREAT, POLICEMAN'S HILL, BISHOPS TAWTON, BARNSTAPLE, EX32 0DJ

Chequers Estate Agents are thrilled to offer for sale 'The Retreat', a gorgeous Grade II listed character cottage, having been recently renovated and refurbished by the current vendors. It enjoys a tucked away position, within the sought after village of Bishops Tawton, away from passing traffic and within 100 yards of a bustling traditional thatched village Inn.



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £215,000



- **DETACHED GRADE II LISTED COTTAGE**
- **SITUATED WITHIN THE HEART OF SOUGHT AFTER VILLAGE OF BISHOPS TAWTON**
- **SYMPATHETICALLY RENOVATED AND REFURBISHED**
- **FULL OF CHARM AND CHARACTER FEATURES**
- **COSY LOUNGE WITH RECENTLY INSTALLED MULTI-FUEL BURNER**
- **NEW BESPOKE KITCHEN WITH BUILT IN APPLIANCES**
- **SHOWER ROOM WITH UTILITY SPACE**
- **'WOW' FACTOR BEDROOM WITH HIGH CEILING AND ADDITIONAL ROOM LEADING OFF - OFFERING A VARIETY OF USES**
- **GORGEOUS ENCLOSED COTTAGE GARDEN**
- **CLOSE TO VILLAGE AMENITIES AND COUNTRYSIDE WALKS**



Chequers Estate Agents are delighted to offer 'The Retreat' to the market for sale. This gorgeous Grade II listed cottage has been renovated and refurbished by the current vendors, including exposing and treating floorboards, installing a multi-fuel burner into the feature fireplace, landscaping the garden and creating a fabulous bespoke kitchen with a range of integrated appliances.

This 'chocolate box' cottage oozes charm and character features, whilst enjoying a tucked away position within the sought after village of Bishops Tawton, situated away from passing traffic and within a hundred yards of a traditional thatched village Inn.

The accommodation briefly comprises: a stable door leads into the welcoming entrance hall with useful storage cupboard. The open plan light and bright lounge/kitchen enjoys a double aspect outlook and has the added attraction of a multi fuel wood burner making a wonderful focal point to this room. On the ground floor is also a modern shower room with walk in shower, WC and wash hand basin with utility space. A staircase from the living room leads to the first floor. Bedroom One is light and bright and enjoys a glorious outlook towards Tawstock Court and rolling fields beyond as well as benefiting from exposed beams and a high ceiling. Room two is accessed via bedroom one as is the perfect office space or dressing room. The outside offers a pretty enclosed walled garden, with patio and lawn areas, along with useful storage bed and attractive flower beds.

Overall a truly lovely home which would make a cosy and homely residence, but also would make a perfect holiday bolt hole, with excellent long term or holiday let potential.









## LOCATION

Bishops Tawton is a popular and desired village with a great primary school, pub, church and a bus service to Barnstaple town centre. The village square is overlooked by the pretty thatched pub. The village also lies between Coddan Hill and the beautiful Taw Valley where you will find excellent walks.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.



## ENTRANCE HALL

Stable style door to front aspect, fitted shoe rack, cloak space, useful storage cupboard. Tiled flooring, door to bathroom and inner door leading to the lounge.

## LOUNGE / KITCHEN

14'6" x 13'9"

Cosy room with windows to front and rear aspect, beamed ceiling, radiator, feature fireplace with recently installed multi-fuel burner, deep window sills, oak engineered flooring. New bespoke open plan kitchen area with range of cupboards and drawers, Belfast sink, built in fridge, integrated electric oven and gas hob, understairs cupboard, solid work tops.

## BATHROOM

3'10" x 11'5"

Wooden glazed window to side aspect, modern shower with tiled surround, rail and curtain, W.C, vanity sink unit with cupboard below, radiator, space and plumbing for washing machine, wall mounted boiler, tiled flooring.





## **DOG-LEGGED STAIRCASE LEADING TO BEDROOM AND ADDITI**

### **BEDROOM ONE**

8'4" x 15'2"

Spacious double aspect room, windows to front and side aspects, radiator, exposed beams, high ceiling. Lovely views over neighbouring roof tops with the Taw Valley countryside in the distance, exposed treated floorboards, door connecting to room two.

### **ROOM TWO**

5'8" x 11'3"

Window to side aspect, exposed beam, exposed treated floorboards. This room would make a perfect dressing room, but may suit as child's/cot room, office or additional storage room.



### **OUTSIDE**

A character wooden door opens to a pretty enclosed cottage garden. A pathway leads to the entrance hall. Within the garden you will find a small wood store, useful storage shed, raised area of lawn, bin storage area and some attractive flower beds.

### **AGENTS NOTE**

Mains drainage, gas, electric and water. Grade II listed.

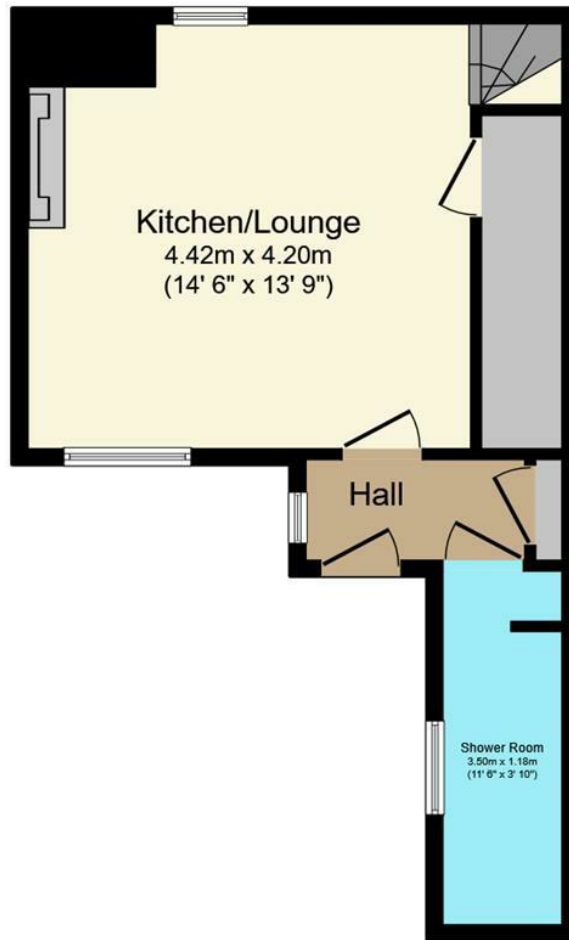
### **NOTE**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



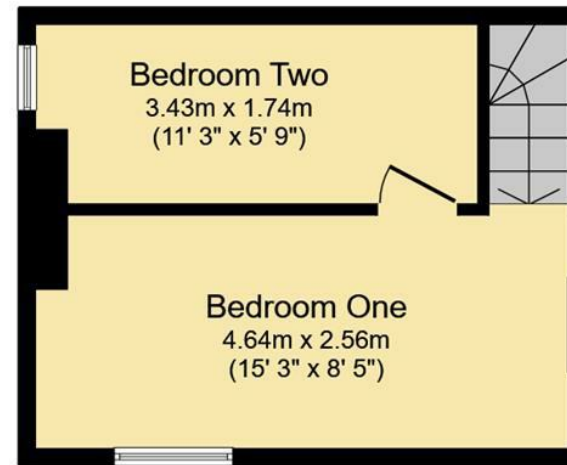






### Ground Floor

Floor area 29.2 sq.m. (314 sq.ft.)



### First Floor

Floor area 22.2 sq.m. (239 sq.ft.)


**TOTAL: 51.4 sq.m. (553 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND B**



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