



Benbridge House



Benbridge House

Bishops Tawton, Barnstaple, Devon, EX32 0AR

Tarka Trail, Rock Park & local pub close by. Barnstaple Town Centre 2 miles.

A 1930's detached house with far reaching views, in a sought after village on the edge of Barnstaple town.

- Entrance Porch & Hall
- Kitchen/Breakfast Room
- 3 Double Bedrooms & Study
- Productive Kitchen Garden
- Council Tax Band E
- 3 Reception Rooms
- Utility Room & Cloakroom WC
- Fine Views
- Two Storey Garage & Workshop
- Freehold

Guide Price £549,950

SITUATION AND AMENITIES

Situated in an elevated position and enjoying fine views. The property backs on to open farm land. Local amenities are within walking distance including the village primary school, period inn and regular bus service into Barnstaple. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular village location to live giving its close proximity to Barnstaple of about 2 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues. The town is well known for its exclusive range of outlets including all of the high street favourites as well as a diverse selection of local stores and the renowned Pannier Market. North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre both in Barnstaple. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access as are the sandy surfing beaches at Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe.

DESCRIPTION

Benridge House presents part brick, part rendered elevation with double glazed windows, beneath a tiled roof. The accommodation is over two floors and consists; Entrance hall, sitting room, dining room, further reception room (formally the original kitchen), could be utilised as a ground floor bedroom, kitchen/breakfast room (integrated appliances), utility/boot room and cloakroom wc. On the first floor there are 3 double bedrooms and a study with built in storage, family bathroom. Externally there is a front lawned garden, driveway with parking for 5 vehicles, along with a turning area and a detached two storey garage/workshop. At the rear is a productive kitchen garden and green house. At the top of the garden is a sizeable terrace with stunning views, which are also a key feature from the house.



GROUND FLOOR

ENTRANCE PORCH with double doors from front pathway, tiled floor. Internal door leading into HALLWAY with original tiled floor, stairs off to first floor landing and under stair cupboard. DINING ROOM with bay window to front elevation, gas coal effect fire with Adams style fireplace, built in cupboards and shelving. LIVING ROOM with bay window to front elevation, gas coal effect stove with slate hearth and fireplace with tiled surround. KITCHEN/BREAKFAST ROOM with windows to side and rear, matching shaker style wooden wall and base units with cupboards and drawers, 1 ½ stainless steel sink and drainer with mixer tap, integrated Bosch double oven and grill, dishwasher, Electrolux 4-point gas hob with extractor over and built in fridge, tiled floor. SEPARATE UTILITY ROOM with windows to side and rear and door leading out to the drive, base units with inset sink and drainer, space for white goods, wall mounted gas boiler. CLOAKROOM/WC. RECEPTION ROOM formally the kitchen and with potential to create a ground floor bedroom, windows to side and rear.

FIRST FLOOR

LANDING with window overlooking the rear garden and surrounding fields, loft access via hatch, large linen cupboard. BEDROOM 1 dual aspect room with windows to front and side, with far reaching views toward Tawstock Castle, built in bedroom furniture including floor to ceiling wardrobes, dressing table, bedside drawers etc. BEDROOM 2 double room with window to front, also enjoying far reaching views. BEDROOM 3 another double bedroom with windows to side and rear, looking onto rear garden. BATHROOM three-piece suite comprising panelled bath, shower with Mira Sport electric shower unit, extractor fan over, vanity hand wash basin with light above, heated towel rail, wall mounted heater, inset downlighting, opaque window to side, airing cupboard housing hot water tank, partly tiled walls. SEPERATE WC with window to rear, dual flush close coupled WC.

OUTSIDE

The front of the property is approached via a shared driveway with one other property and has ample parking and turning for 5+ vehicles. There is a level lawned garden at the front of the house with stocked borders and steps leading down to the pavement which provides access to a nearby bus stop and the village centre with school and popular pub. There is also easy access to Rock Park nearby. The rear garden backs onto open fields and has been terraced to create a productive kitchen garden with a good selection of vegetables and fruits, along with a green house, and two sun terraces to enjoy the far reaching views.

What3Words

///friday.medium.pots

DIRECTIONS

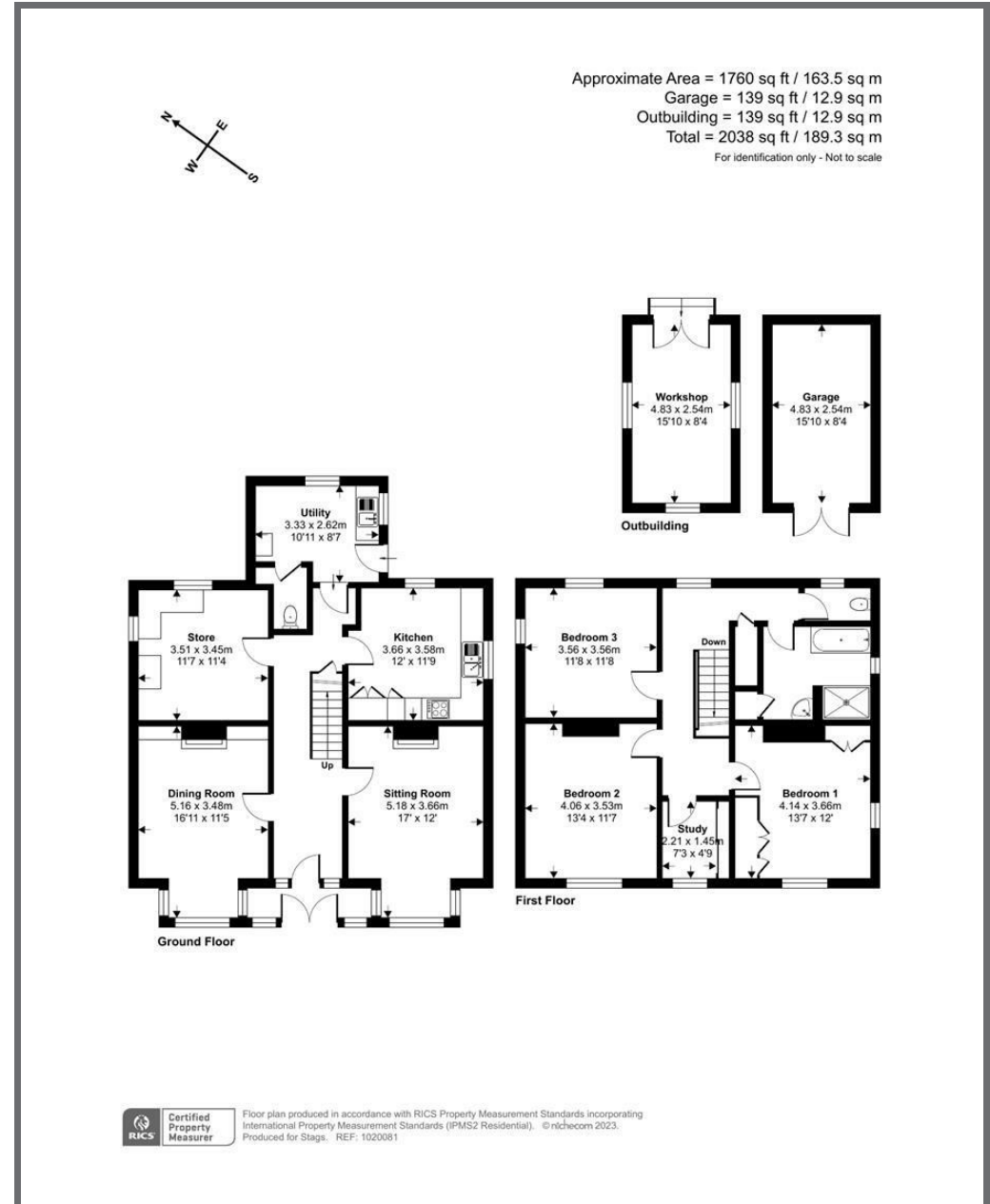
From the A361 on the outskirts of Barnstaple at Rumsam roundabout take the A377, Exeter Road and proceed towards the village of Bishops Tawton. Benbridge House is on the left hand side identified by our for sale board.

SERVICES

All mains services connected. Gas fired central heating.



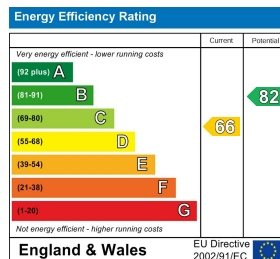
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1020061