



The Bridges







The Bridges

Chestwood, Bishops Tawton, Barnstaple, Devon, EX32 0AX

Down a quiet lane, literally adjacent to the Tarka Trail, within walking distance of local schools. 10 minutes from Barnstaple centre.

A large mature detached residence, requiring general modernisation, set in 4.48 acres of garden & pasture, including a potential building plot [stpp] down a 'no through' lane with fine views over the River Taw.

- Hall, Cloakroom, Utility/Boiler Room.
- 3 Reception Rooms, Kitchen.
- 4 Bedrooms, 3 Bathrooms.
- Storage Rooms, Double Garage.
- Extensive Parking. Outbuildings.
- Large Balcony, Room to extend stpp.
- Potential building plot stpp.
- No upward chain.
- Council Tax Band F.
- Freehold.



Offers In Excess Of £700,000

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SITUATION & AMENITIES

Chestwood comprises a residential area situated midway between the town of Barnstaple and the village of Bishops Tawton, where there are a mix of high-quality residential properties. The no-through access lane to the property also doubles up as the Tarka Trail, popular with walkers and cyclists. Bishops Tawton is a popular village, housing local amenities including a period Inn, primary school and a regular bus service leading into Barnstaple, which is also within walking distance along the banks of the River Taw. As the regional centre, Barnstaple houses the areas main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. The North Devon area is famous for its rugged coastline and sandy surfing beaches, including Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe all about ½ hour by car. Exmoor National Park is 15-20 minutes away. The North Devon Link Road is less than ½ mile away and provides access through to Jct. 27 of the M5 motorway in about 45 minutes or so, where Tiverton Parkway railway station also offers a fast train service to London Paddington in just over 2 hours. From the property and the grounds there are spectacular views across the estuary to Tawstock and Tawstock Castle, up the estuary to the renowned Taw Valley over open wooded countryside and down the estuary to Barnstaple and open fields beyond.

DESCRIPTION

The property takes its name from the Victorian train bridge in the foreground and vehicle bridge beyond. The Bridges presents elevations of painted render, with double glazed windows beneath a tiled roof. We understand that the property started out as a bungalow, but that a first floor was added and the layout remodelled around 1990. The accommodation now requires general updating but is spacious, versatile and may suit dual occupation by parts of the same family. This include – on the GROUND FLOOR – ENTRANCE HALL, CLOAKROOM, LARGE STORAGE AREA, 3 BEDROOMS (1 EN-SUITE), FAMILY BATHROOM. On the FIRST FLOOR – LANDING, large SITTING ROOM, DINING ROOM, STUDY, KITCHEN, UTILITY/BOILER ROOM, REAR HALL, MASTER BEDROOM with EN-SUITE (making 4 bedrooms in all). Externally there is a DOUBLE GARAGE with extensive BALCONY above, offering scope for further extension subject to planning permission, ample parking, 2 DETACHED CHARACTER BUILDINGS including a SHIPPON/STABLE and a small BARN. There are formal GARDENS and a PASTURE FIELD, in all understood to amount to approximately 4.48 acres, INCLUDING A POTENTIAL BUILDING PLOT subject to planning permission (described later). In all this is a rare opportunity to acquire a sizeable property with acreage, yet within easy access of Barnstaple.

GROUND FLOOR

Double glazed door with matching side screen giving access to ENTRANCE HALL, built-in coats cupboard. CLOAKROOM with pedestal wash basin, low level WC, wall mirror and extractor fan. STORAGE CUPBOARD housing hot water cylinder and adjoining LINEN CUPBOARD, further STORE ROOM off with shelving. BEDROOM 2 with large picture window overlooking the gardens and the river, DRESSING ROOM with mirror fronted wardrobes and open archway to EN-SUITE BATH/SHOWER ROOM with panelled bath, wash hand basin, wall mirror, shaver point/strip light, low level WC, shower cubicle. BEDROOM 3 with mirror fronted wardrobes, wash hand basin, strip light/shaver point, river view. BEDROOM 4 with mirror fronted wardrobe. FAMILY BATHROOM with corner bath, overhead Mira shower, low level WC, wash hand basin, wall mirror, strip light/shaver point, fully tiled wall, heated towel rail.

FIRST FLOOR

Galleried LANDING, 3 attractive sand-blasted windows depicting views from the property of the Tawstock tower, the railway bridge and Trinity Church. SITTING ROOM A superb dual aspect room, benefitting from superb views, 2 separate sets of patio doors give access onto the extensive SUN BALCONY. There is a feature fireplace with coal effect gas fire, multi pane glass door to DINING ROOM with patio doors giving access to the BALCONY and allowing fine views. CLOAKROOM with low level WC, corner wash basin. KITCHEN fitted with an extensive range of light oak units, topped by rolled edge work surfaces, incorporating single drainer double bowl stainless steel sink unit, Hotpoint electric cooker with 4-ring gas hob and extractor fan above. REAR LOBBY door to OUTSIDE. UTILITY/BOILER ROOM housing Ideal Mexico gas fired boiler for central heating and domestic hot water, plumbing for washing machine. STUDY with fitted desk, trap to loft space. THERE MAY BE POTENTIAL TO CONVERT THE ROOF SPACE INTO ADDITIONAL ACCOMMODATION, SUBJECT TO A PURCHASER'S REQUIREMENTS AND PLANNING PERMISSION. THE VIEWS SHOULD BE QUITE SPECTACULAR FROM THIS HEIGHT. BEDROOM 1 with patio doors to SUN BALCONY also allowing excellent views, fitted wardrobes, dressing table, overhead cupboards and bedside cabinets. EN-SUITE SHOWER ROOM with cubicle, wash hand basin, circular mirror, strip light/shaver point, low level WC.





OUTSIDE

From the access lane/Tarka Trail the upper 5-bar gated access is over an extensive gravelled parking and turning area, lined with shrub and flower borders, with attractive retaining brick wall, leading to the DOUBLE INTEGRAL GARAGE with personal door, once again offering potential for conversion to additional accommodation, such as an annexe, subject to necessary planning permission being obtained. There is power and light connected and twin up-and-over doors. Adjacent to the residence is an extensive PAVED TERRACE which runs virtually the length of the house, with central steps leading down the GARDEN AREAS, with a former fishpond and waterfall in need of some TLC. There is an extensive LAWN AREA interspersed with many mature specimen trees and shrubs, areas of shrubbery, productive fruit/vegetable garden/orchard and a lower PADDOCK AREA extending down towards the River Taw. A footpath which is only about 200yds long and goes nowhere, separates the grounds from the river. A secondary 5-bar gated access gives way to a DETACHED BARN/WORKSHOP with double wooden entrance doors, power and light. On the opposite side of the yard is a useful stone built former SHIPPON/STABLE. On the opposite side of the house is a POTTING SHED and aluminium framed GREENHOUSE. Steps lead up to the front of the property where there is a parking bay, nearest to the back door – ideal for offloading shopping into the kitchen. Just below this is a fenced-off area, which could possibly be adapted as additional parking. The grounds are generally connected by grass pathways/ramps and bounded by areas of light woodland.

SPECIAL NOTE

Planning potential – The owners have sought advice regarding planning potential and are advised that ‘the site lies within the settlement boundary of Bishops Tawton, which is a location into which development is preferred to be directed. With this in mind, the principle of the development of a single dwelling into the land associated with The Bridges would presumably be considered acceptable by the council. As such, a proposal for the erection of 1 dwelling house on the site would be assumed to be acceptable in principle.’ A copy of the full report can be obtained from the selling agents.

A neighbour has expressed interest in acquiring additional garden adjoining their property for a reasonable consideration.

A different neighbour owns the car parking bay below the small barn/workshop and has stated that they may consider trading this for alternative parking, subject to a buyer’s requirements. Further details are available from the selling agents.

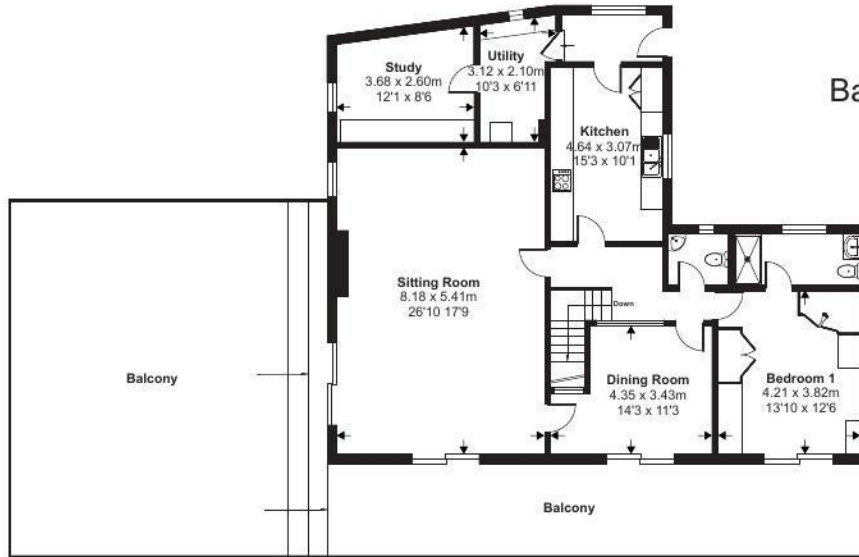
SERVICES

The property benefits from all mains services, including gas central heating. For broadband availability and mobile signal information please visit <https://checker.ofcom.org.uk>

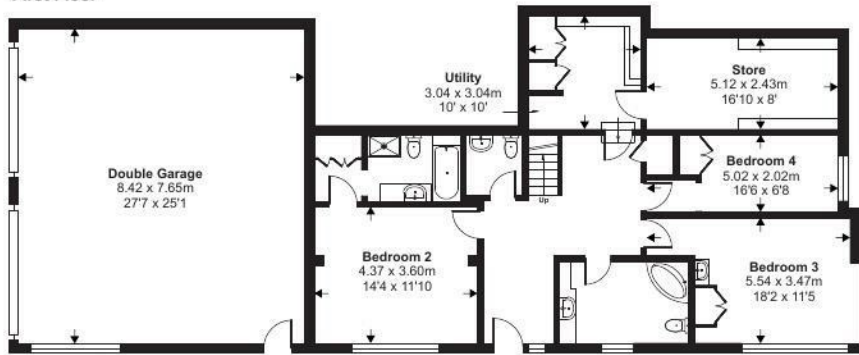
DIRECTIONS

What3Words: wishes.still.jump

On the outskirts of Barnstaple take the A377 Exeter road, pass Chestwood on your right-hand side and Hammetts Lane on your left, within a short distance directly on the bend you’ll see a sign denoting a public footpath to the right, whereby you need to turn sharp right, and you will then find The Bridges situated just down here, 50 yards on the left.

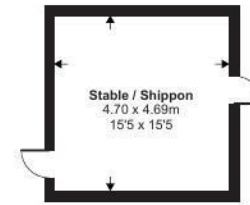
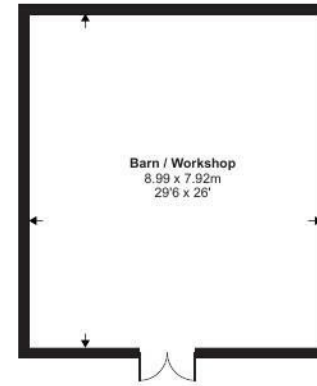


First Floor



Ground Floor

Approximate Area = 2527 sq ft / 234.7 sq m
 Garage = 693 sq ft / 64.3 sq m
 Barn / Workshop / Stable / Shippon = 1003 sq ft / 93.1 sq m
 Total = 4223 sq ft / 321 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1215215



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

