



**Directions**

Grid Ref SS 568/296 Approaching Barnstaple on the A361 as through from Tiverton/South Molton take the first exit at the first roundabout and the first exit at the second roundabout on to the A377 Crediton road. You will immediately entre Bishops Tawton. Go though the village and at the far end turn left after passing the garage up Codden Hill as through to Chittlehampton. The site are then literally on the right of the road. USING FREE APP What3Words ///sounds.range.gosh

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**2 Large Building Plots - as a single lot**  
Point House Sites, Codden Hill, Bishops Tawton, Devon, EX32 0EQ

Offers In The Region Of  
**£200,000**

- 2 Individual Building Plots
- As a single lot
- Houses About 145 sq. Metres each
- 4 Beds, 2 Baths, study area, etc
- Views over Taw River Valley
- Total of Sites 0.40 Acre/ 1600 sq. Metres

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



## Overview

2 Individual Building Plots with rural views across the Taw valley towards Tawstock and set in a 0.4 acre plot and to the south of the village of Bishops Tawton about 2 miles south of Barnstaple and the North Devon Link Road. The consent shows each house being about 145 sq. metres and to provide 4 bedrooms with 2 bathrooms and study area. Detached garages are to be built in addition.

Bishops Tawton is a popular village in the River Taw valley just south of Barnstaple. The sites are just across a country lane from a footpath up to Coddan Hill offering many miles of walks and stunning views. Bishops Tawton has a popular village pub a Parish Church and Primary School and there is a cycle path to Barnstaple.

Barnstaple, the regional centre, has 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. 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 reach as are the sandy surfing beaches at Croyde, Saunton (also championship golf course), Putsborough and Woolacombe. Locally golf at Portmore just over 2 miles.

Services - Mains water on site. Main electric pole across country lane to rear. Joint sewage treatment works to be built on site.

## Outside

A variation on the original planning consent number 80893 was granted by North Devon Council on the 8th January 2026

Plot 1 - for the erection of a 2 storey house of about 145 sq. metres , 4 bedrooms, 2 bathrooms and study area, with single car garage, off road parking and garden areas.

Plot 2 - for the erection of a 2 storey house of about 145 sq.meters. 4 bedrooms, 2 bathrooms and a study area with single car garage and off road parking and garden space.

Some groundworks have been done since these photos and the site has "grassed" over.

## Services

See above

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204

