



**The Nook, 6 North Street, North Tawton, EX20 2ES**

Guide Price **£325,000**

# The Nook, 6 North Street

## North Tawton

- Hidden away just off the square in North Tawton
- Detached period home with origins dating back to the 17th century
- Three double bedrooms and two bathrooms
- Two reception rooms plus study area
- Flexible self-contained studio suite already in place
- Private south facing gardens and rear courtyard
- Character features throughout
- Garage and workshop
- Gas central heating and mains services
- Short walk to the town's amenities

Hidden away just off the square and within easy walking distance of North Tawton's excellent range of shops, pubs and services, The Nook is one of those rare properties that continually surprises. Believed in part to date back to the 17th century, this detached home offers a wonderful blend of history, character and versatility, all wrapped up in a peaceful setting that feels far removed from its central location.

North Tawton continues to be one of West Devon's most popular small towns, offering everyday conveniences including a primary school, doctor's surgery, pharmacy, shops, cafés and sporting clubs, whilst Okehampton, Crediton and the A30 are all within easy reach.





The house itself is deceptively spacious and has been improved over the years to create a warm and welcoming home. Character features remain throughout, including exposed beams, bay windows, fireplaces and a woodburning stove, all adding to the atmosphere and charm.

The principal sitting room is a lovely space, enjoying a sunny outlook over the south facing gardens and centred around a woodburning stove which creates a cosy focal point during the colder months. Adjacent is a useful study area, ideal for home working or simply as a quiet place to retreat.

The kitchen overlooks the rear courtyard and is complemented by a pantry and further store room, providing the sort of practical storage often lacking in modern homes.

Upstairs are three impressive double bedrooms together with a luxurious family bathroom, complete with a freestanding claw-foot bath and separate shower. From the south-facing windows there are attractive views over the gardens below.

One of the most appealing aspects of The Nook is the flexibility of the ground floor accommodation. In its traditional arrangement, the second reception room serves as a dining room, with the adjoining utility area and ground floor shower room providing excellent practical space. However, by simply closing off the connecting door, these rooms can form a self-contained studio.

As this accommodation remains part of the main house, there are no separate planning or council tax implications, yet it offers tremendous versatility. It could suit dependent relatives, an older child seeking greater independence, a student, guests or even someone looking to generate an income from a lodger. Equally, it can simply be enjoyed as part of the main home, with the principal sitting room and study area continuing to serve the house itself.



The beauty is that a new owner can adapt the layout to suit their own circumstances without needing to undertake any significant alterations.

Outside, the gardens are a delight and a real surprise considering the central location. Facing south and enclosed by mature planting, they provide a peaceful haven with lawns, established flower beds, shrubs and an ornamental pond creating colour and interest throughout the year. A further area to the side of the house offers additional space for fruit trees, vegetables or simply a quiet place to sit and enjoy the sunshine.

To the rear is a wonderfully private courtyard garden enclosed by traditional walls, providing an ideal entertaining space and direct access to the garage. With power and lighting connected, the garage is equally suited to secure parking, storage or use as a workshop. Subject to any necessary consents, there may also be scope to create additional parking if desired.

Characterful, flexible and quietly tucked away, The Nook is far more than first meets the eye. For buyers seeking a home with personality, privacy and adaptable living space, it represents one of North Tawton's hidden gems.

Please see the floorplan for room sizes.

Current Council Tax: Band D – West Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating and wood burner

Construction: Cob

Listed: No

Conservation Area: Yes

Tenure: Freehold



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.

**Agents' Notes:**

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

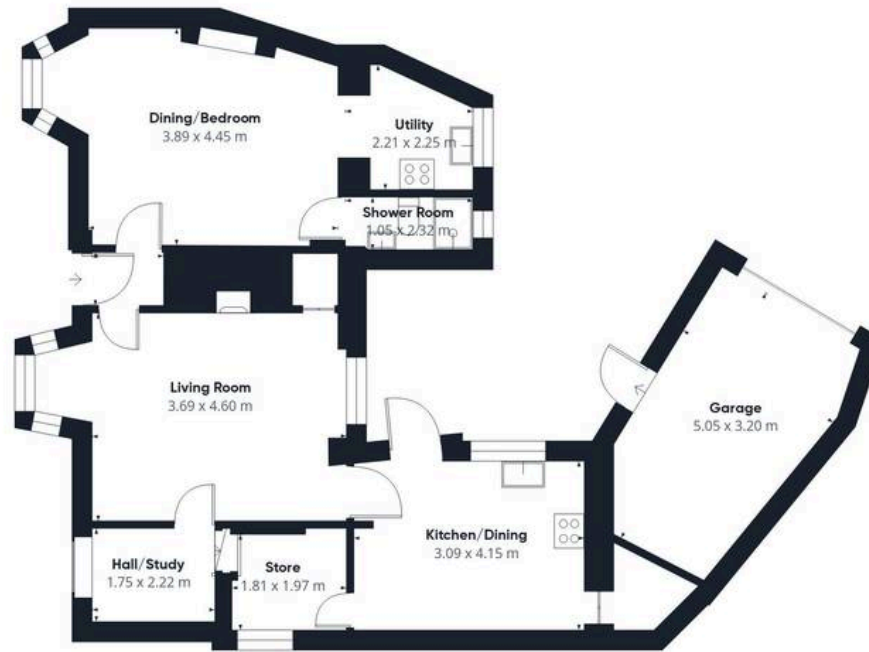
**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS : Use EX20 2ES or the what3words is [///stands.workbench.centrally](https://www.what3words.com/stands.workbench.centrally)

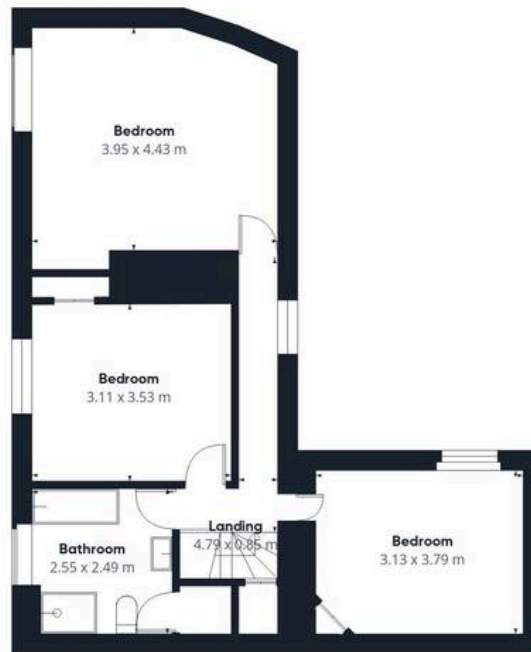
When entering North Tawton from the A3072 at De Bathe Cross, head down High Street and take a right at the clock tower and across into North Street, the house will be found on the right hand side. For viewings, parking is available in The Square (and car park under the arch) or further down North Street.





Floor 0

Approximate total area<sup>(1)</sup>  
136 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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