



The Places



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31 Mount Pleasant, Bishops Tawton,
Barnstaple, EX32 0AQ

A unique opportunity to acquire this impressive & well-presented home, offering three spacious double bedrooms, each with its own ensuite. The property enjoys a wonderful elevated position with beautiful views across the River Taw & surrounding countryside - best appreciated from the wrap-around balcony & gardens

- Spacious detached house
- Three double bedrooms - all ensuite
- Wrap-around balcony with beautiful views
- Front & rear gardens
- Off-road parking for at least three cars
- Integral double garage
- Views over the River Taw & towards Tawstock Castle
- Spacious living/dining room with modern log burner
- Council Tax Band E
- Freehold

Guide Price £499,950

SITUATION & AMENITIES

Bishop's Tawton is a highly regarded village situated approximately two miles from Barnstaple. The village offers a good range of local amenities within walking distance, including a village primary school, period inn, place of worship, village hall and regular bus services providing access to Barnstaple. The surrounding area offers numerous opportunities for walking and outdoor pursuits - including access to the Tarka Trail. Barnstaple provides an extensive range of business, commercial, leisure and shopping facilities - including a variety of high street retailers, independent shops, restaurants and cafés, together with the renowned Pannier Market.

North Devon Leisure Centre and Tarka Tennis Centre provide a range of indoor sporting facilities, while the surrounding area offers excellent opportunities for outdoor recreation. The North Devon Link Road provides access towards Junction 27 of the M5, with Tiverton Parkway railway station offering regular services to London Paddington in just over two hours.

The dramatic landscapes of Exmoor are also within easy reach, while North Devon's renowned sandy surfing beaches at Croyde, Saunton, Putsborough and Woolacombe are all accessible by car. Saunton also boasts a highly regarded Championship Golf Course.



DESCRIPTION

The Places is an impressive detached property occupying an elevated position within the popular village of Bishop's Tawton. The property enjoys wonderful views across the surrounding countryside and River Taw, with distant views towards Tawstock Castle. Offering three spacious double bedrooms, each with its own en-suite facilities, the property provides comfortable and versatile accommodation - ideally suited to family living. The home also benefits from a generous driveway, an integral double garage and attractive gardens.

ACCOMMODATION

The welcoming entrance porch and hallway provide a pleasant introduction to the property. There is an additional door providing access to the front patio area, together with a modern cloakroom fitted with a wash hand basin and WC. The spacious living/dining room spans the width of the front of the property and is a particular feature of the home. Sliding doors open directly onto the wrap-around balcony - allowing the impressive views across the River Taw and surrounding countryside to be enjoyed from both inside and out. A modern log burner (installed by the current vendor) provides an attractive focal point and a cosy atmosphere during the colder months. Engineered oak flooring extends throughout the main living areas. A separate snug is positioned between the living room and kitchen, providing a versatile additional reception space and an ideal place to relax. This room also benefits from access onto the balcony. The kitchen - fitted by the current vendor - has a modern range of wall and base units, together with a selection of integrated appliances. A useful utility room is located directly off the kitchen and benefits from a fitted worktop, with space for both a washing machine and tumble dryer.

There are three generously proportioned double bedrooms. Two benefit from built-in storage, while all three bedrooms have the considerable benefit of their own ensuite shower rooms. The principal bedroom's ensuite is particularly spacious, and incorporates a freestanding bath.

OUTSIDE

The property is approached via a generous driveway providing parking for at least three vehicles. An integral double garage provides excellent additional parking, storage and utility space and benefits from an electric garage door. The front garden is laid predominantly to lawn with a patio area, from which the elevated position allows the surrounding views to be enjoyed.

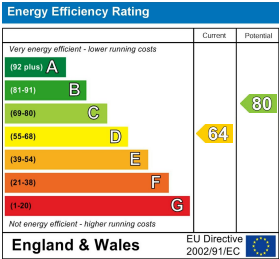
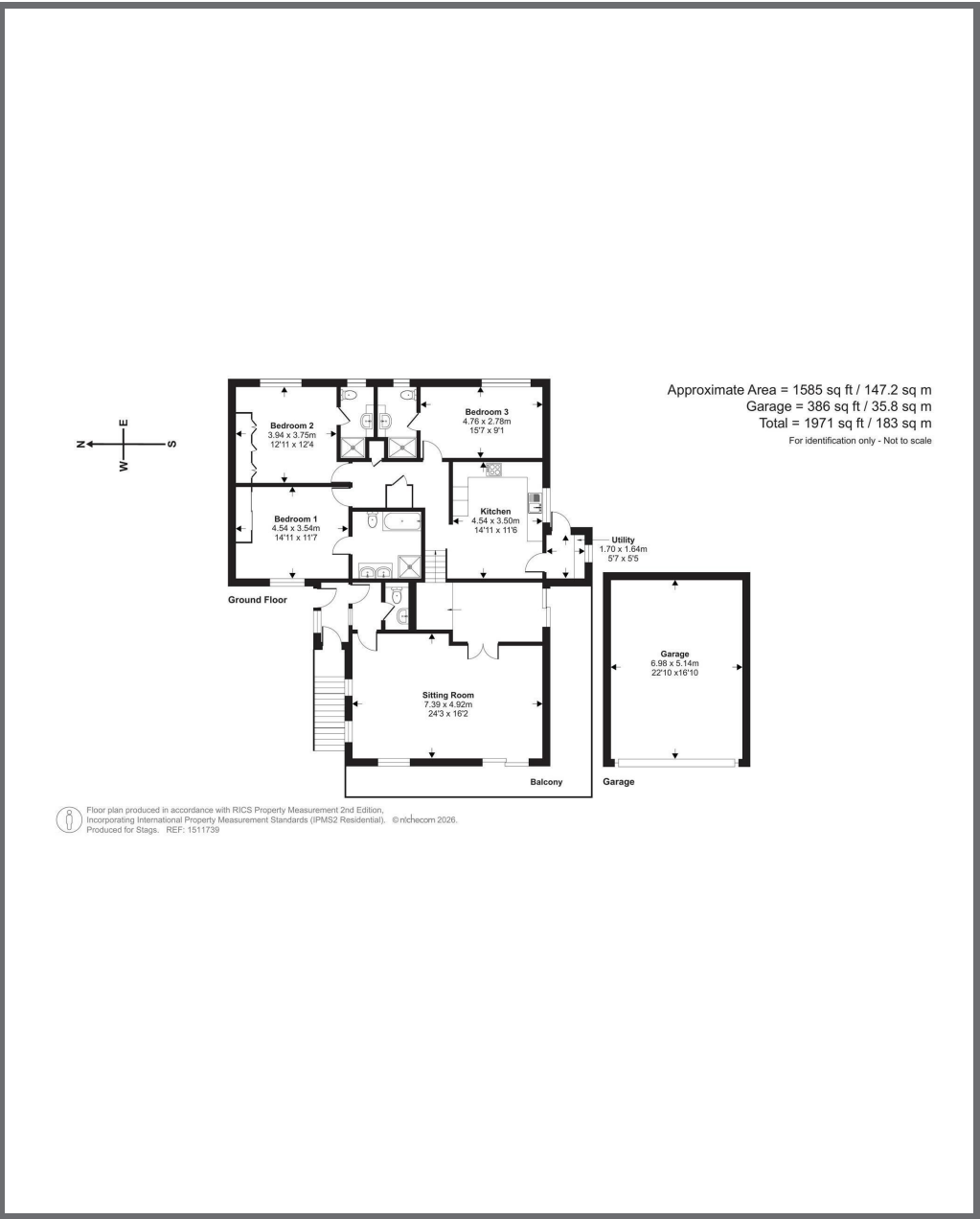
To the rear, the garden is arranged over different levels. A lower patio leads to a raised lawned area, with a further patio providing an excellent space for outdoor seating and alfresco dining. The elevated position allows for lovely views down the valley and across the surrounding countryside. The wrap-around balcony is a particular highlight of the property, providing an exceptional outdoor space from which to enjoy the views and surrounding landscape.

SERVICES

All mains services are connected.



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.



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