



Higher Nichols Nymett, North Tawton, EX20 2BP

Guide Price £850,000

Higher Nichols Nymett

North Tawton

- Grade II Listed 16th Century detached farmhouse
- Rural hamlet setting between North Tawton and Bow
- Three reception rooms plus large reception hall/breakfast room
- Five bedrooms and five bathrooms across two floors
- Attached self-contained one bedroom annexe
- Character features throughout including beams and fireplaces
- Improved by current owners including kitchen and bathrooms
- Detached stone and cob barn with potential (stp)
- Gardens and grounds extending to just under one acre
- Ample parking plus separate annexe access and driveway

Higher Nichols Nymett is exactly the sort of Devon farmhouse many buyers hope to find but rarely do. Dating back to the 16th Century, this Grade II listed home sits in a peaceful rural hamlet surrounded by open countryside, yet remains remarkably accessible, with North Tawton just five minutes away and the A30 within easy reach for Exeter and beyond.

The house itself is incredibly handsome, with rendered cob and stone elevations beneath a thatched roof, much of which was re-thatched in 2015. Over the years, the current owners have carried out extensive improvements, not just cosmetically but structurally too, ensuring the long term integrity of the building while carefully retaining its character and charm.

Internally, the house offers extensive and adaptable accommodation full of original features including exposed beams, stonework, fireplaces, leaded windows and traditional brace and latch doors.





The central reception hall doubles as a breakfast room and is centred around a wood burning Rayburn range, immediately giving a sense of the warmth and atmosphere the house offers. There are three main reception rooms, each with their own fireplace, allowing plenty of flexibility for family life, entertaining or working from home. The kitchen has been upgraded in recent years and combines modern practicality with the age of the house beautifully, complete with quartz worktops, both cooking and baking ovens and an induction hob, integrated dishwasher and underfloor heating. A utility room sits beyond with access out to the rear courtyard.

The accommodation is particularly flexible, with a ground floor study or fifth bedroom to the main house, alongside a bathroom, while upstairs there are four further double bedrooms accessed via two staircases. Several bedrooms enjoy en-suite facilities and lovely views across the surrounding countryside.

Attached to the house is a fully self-contained one bedroom annexe with its own entrance, parking and garden area. This creates a range of possibilities, from multigenerational living through to holiday letting income, subject to any necessary consents.

Outside, the grounds extend to just under an acre and are a huge part of the appeal. A five bar gate opens onto a large gravelled parking and turning area, while the gardens themselves combine lawns, established planting and seating areas with lovely rural views across the adjoining farmland.

To one side sits a substantial detached stone and cob barn which currently provides excellent storage but also offers exciting future potential, subject to the necessary permissions.

Overall, this is a rare opportunity to secure a genuinely substantial Devon farmhouse with character, space, annexe potential and outbuildings, all within easy reach of excellent road links and nearby towns.



Please see the floorplan for room sizes.

Current Council Tax: Band G - West Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: 67mbps but Starlink and Airband also available locally

Drainage: Private (septic tank)

Heating: Oil fired central heating, part electric underfloor (kitchen) and wood-burners.

Construction: Cob

Listed: Yes Grade II

Conservation Area: No

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 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.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Rights of Way:

We're informed by the seller that the property benefits from a right of way over the neighbouring drive. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

DIRECTIONS : For Sat-Nav please use EX20 2BP or the what3words is [///attends.analogy.yesterday](https://www.what3words.com/@@@attends.analogy.yesterday)

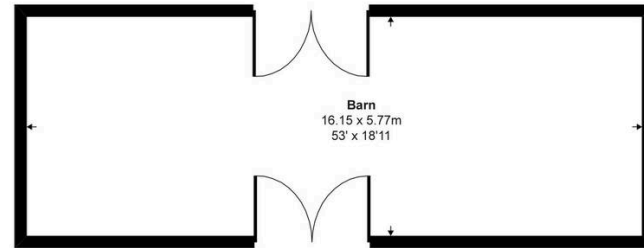
Leaving Bow on the A3072 towards Okehampton, continue for approx. 1.6 miles and take the right turn as signed to Nichols Nymet. The driveway entrance to the property will be found after approx. 0.2 miles on the right.





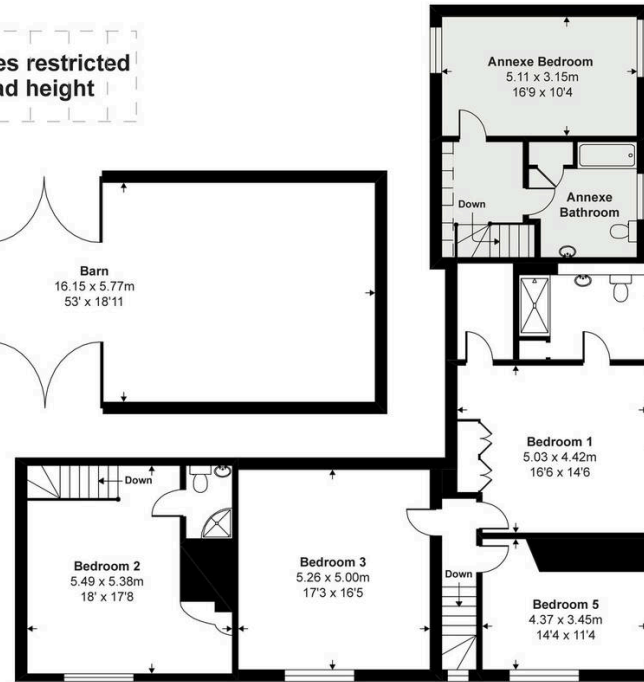
Approx. Gross Internal Floor Area
347 Sq Metres 3736 Sq Ft (Excludes Restricted Head Height & Outbuilding)

Denotes restricted
head height



Outbuilding

- Annexe



First Floor



Ground Floor



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.