



Venton Lodge

Nichols Nymett, North Tawton EX20 2BP



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Offers in Excess of £550,000

A fabulously spacious barn conversion in a peaceful rural position, backing on to open farmland with little passing traffic, exceptional rural views and thoughtfully planned accommodation.

- Superbly proportioned barn conversion
- Generous Living/Dining Room
- Kitchen/Breakfast Room with Aga and Utility
- Four Double Bedrooms
- Family Bathroom and Cloakroom
- Double Garage and Parking
- Private Gardens
- Exceptional rural position with extensive views
- Oil fired central heating
- Double Glazing

Situation:

The property is situated in a small rural hamlet just 2 miles from the picturesque small market town of North Tawton located alongside the River Taw. It has excellent road connections west towards Okehampton (8 miles) or east towards Crediton (10 miles) and also south onto the A30 and access into Dartmoor National Park. Okehampton offers easy access to Exeter via the newly opened Dartmoor Line with trains running hourly.

North Tawton includes a number of mini markets, Post Office, chemist, tea room, public houses, doctors surgery, public car parks, dentist, veterinary surgery, and a good primary school. The former market town of Okehampton lies approximately 8 miles to the west offering additional complementary facilities and educational establishments. North Tawton is situated on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, as well as a variety of societies.

Description

This exceptional barn conversion occupies a rural position among only three other homes in a fabulous spot, easily commutable to Okehampton and the A30 to the west and east towards Crediton and Exeter. The generous, reverse level accommodation is thoughtfully laid out and offers fabulous amounts of natural light. The principle reception room opens on to a private rear and side garden which enjoys the sun throughout the day. Of particular note is the generous kitchen/breakfast room with an oil fired Aga.

Approached along a shared, private driveway, the property offers parking for at least two cars in addition to the double garage which boasts an inspection pit and power and light.

Ideally located and tranquilly situated, Venton Lodge is considered ideal as a generous family home with excellent transport links or as a comfortable retirement home away from the hustle and bustle. The gardens are truly delightful and offer exceptional rural views in all directions.





General Remarks & Stipulations:

Tenure:

Freehold with vacant possession.

Council Tax:

Band E - £3414.88 pa for 2026/2027

EPC:

Rating D

Services:

Mains Electricity, water . Shared private drainage. Oil fired central heating system from boiler and radiators.

Broadband available up to 2 mbps (Source Ofcom). Satellite services with higher speeds are available.

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dart-moor@rendells.co.uk

What3Words location:

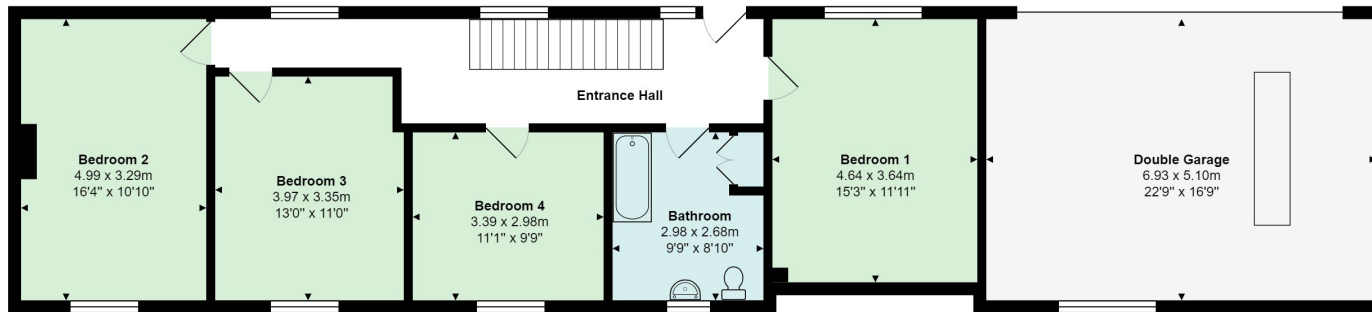
hourglass.troubled.sway





Not to Scale

Venton Lodge, Nichols Nymett EX20



Ground Floor

Area: 118.9 m² ... 1280 ft²

Lower Ground Floor

Area: 79.1 m² ... 852 ft²

Total Area: 198.0 m² ... 2131 ft²

All measurements are approximate and for display purposes only



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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