



## Glebe Cottage

Easter Street, Bishops Tawton, Barnstaple, EX32 0BJ

OIRO £800,000

EPC: C + C Council Tax: \*D + A Tenure: Freehold Bedrooms: 5/6 Reception Rooms: 3/4 Bathrooms: 2

FINE & COUNTRY



# KEY FEATURES

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- Nestled in heart of the village
- 5 Bedroom detached character property
- Ideal for 2 family occupation or alternatively to provide an income stream with the self-contained annexe
- Dressing room and en suite shower room to the master bedroom + roof terrace
- Large family bathroom with 4-piece white suite including rolled top bath
- Farmhouse style kitchen/dining room
- 2 Reception Rooms with inglenook fireplaces
- Range of outbuildings to include 2 stables, tack room, further useful stores and large timber storage shed
- Enclosed menage and paddock
- In all approaching 1.5 acre
- Lovely rural views
- UPVC double glazing
- Gas fired central heating (2 separate boilers for main residence and annexe)
- Additional land to rent









# GLEBE COTTAGE



# THE ANNEXE







# STEP INSIDE

## Glebe Cottage

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Nestled in the heart of the picturesque and popular village of Bishops Tawton, Glebe Cottage is a charming, detached period property offering extremely versatile and adaptable accommodation. Benefiting from an adjoining 1-bedroom self-contained annexe, this is a fantastic opportunity to acquire a spacious family home with potential for two family occupation or with income stream potential.

The property boasts many period features, and stunning views of the surrounding countryside, and this lovely home presents an opportunity to enjoy the benefits of village life but with the larger town essentials just a short drive away.

As you approach the property, there is a generous brick-paved driveway, providing ample parking space which leads through to the rear of the property with additional parking and space for motorhomes, horseboxes etc. Stepping inside, you immediately enjoy the character and warmth of the interior with exposed beams, inglenook fireplaces and farmhouse style kitchen.

The ground floor features two lovely reception rooms, both with fireplaces and wood burners. The heart of the home lies in the farmhouse-style kitchen/dining room, complete with Everhot electric stove and dual fuel range cooker. Leading off from the kitchen is a useful cloakroom, a bright and airy Garden Room which enjoys a very sunny aspect taking advantage of the natural light. A convenient boot room provides practical storage for outdoor wear and accessories and of course a great space for dogs to dry off before they return to the living areas.

On the first floor, you'll discover a total of five good proportioned bedrooms. The master bedroom is a fantastic size, accessed through a useful Dressing Room. In addition, there is an en suite shower room, and sliding patio doors give access to a roof terrace, where you can unwind while admiring the views over the garden and beyond. A family bathroom with a rolltop bath and separate shower room completes the upper floor.

Adjoining the property, is the self-contained, single-story annexe which provides additional accommodation ideal for dependant relatives, guests or of course an opportunity to provide an income stream if required. Our vendors advise they achieve an annual rental income of circa £10,000 per annum. Comprising a well-appointed kitchen, a comfortable living room, a spacious double bedroom, and a modern shower room, this delightful annexe offers versatility and convenience. If necessary access can easily be made back into the main residence if required, subject to necessary planning permission.





# STEP OUTSIDE

## Glebe Cottage

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Outside, the property is approached over a large brick paved driveway which provides parking to the front and additional parking beyond, ideal for motor homes, horseboxes etc. Directly off the main house are various patio areas, ideal for outdoor entertaining and gatherings and enjoy a good degree of privacy. Further lawned area with shrubs and plants. The garden area has now been fenced, so is dog proofed. A detached double garage **22'10" x 20'9"** provides secure parking and storage space. A parking area to the side and steps lead up to an enclosed area of garden with fruit trees and summerhouse. Beyond is a range of outbuildings, including stores, 2 stables and a tack room, rear storage area which has been used as an outside office. There is an enclosed menage which has access to the 1-acre paddock and the covered timber barn which is ideal for storage or field shelter for livestock. The paddock adjoins additional fields so enjoys a lovely rural outlook.

In all, the outside space makes this the perfect haven for outdoor enthusiasts and of course for those that have a pony, this is the perfect retreat.

## LOCATION

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The village of Bishops Tawton offers a range of amenities including pre-school and primary school and a popular thatched village pub. Barnstaple town centre is within easy driving distance and offers local and national high street shops, banks and leisure facilities. The North Devon Link Road is convenient and a bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

## DIRECTIONS

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From our office proceed out of town in the direction of Newport. Continue along Newport Road to the traffic lights turning right into South Street. Follow this road down to the Bishops Tawton roundabout, proceed straight over and into the village of Bishops Tawton. Continue through the village taking the left hand turning into Village Street. At the green triangle keep to the left and then turn left down into Easter Street. Half way down Easter Street, the entrance to Glebe Cottage will be seen on the right-hand side with a for sale board displayed.



Utilities and Services: All mains services connected

Viewing: Strictly by appointment with the sole selling agent

Agents Note 1: \*At the time of preparing these sales particulars the council tax banding is correct. However, purchasers should be aware that improvements carried out by the vendor may affect the property's council tax banding following a sale.

Agents Note 2: Please be aware the vendors currently rent an adjoining field and it's understood that this field will be available to rent to any new purchaser if required.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

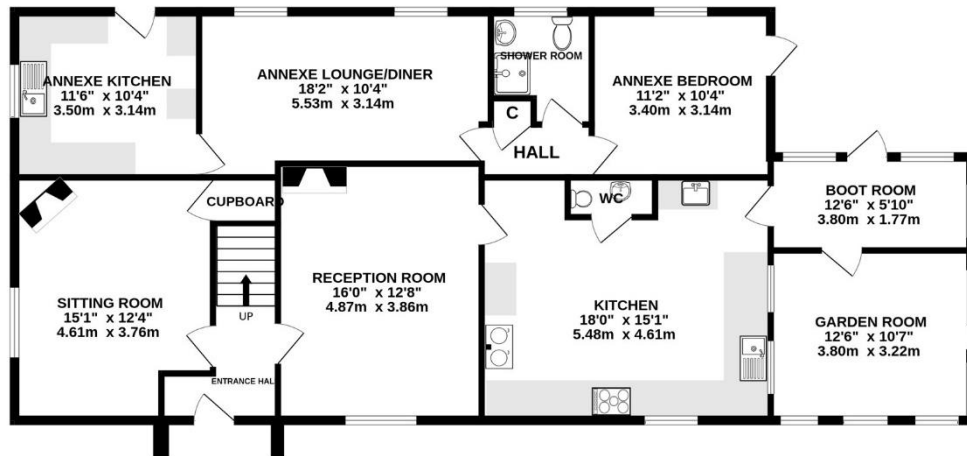


Lindsay  
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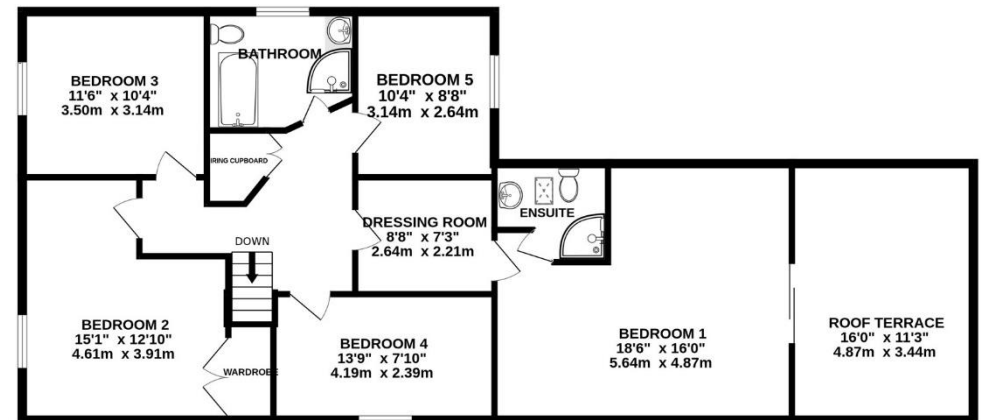
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## GROUND FLOOR



## 1ST FLOOR



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Barnstaple 39/41 Boutport Street, Barnstaple, North Devon, EX31 1SA  
01271 373404 | barnstaple@webbers.co.uk