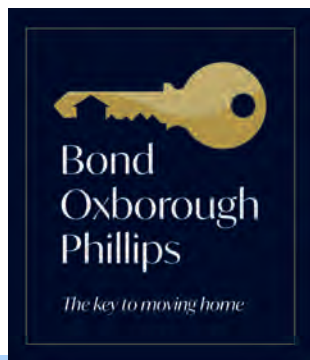




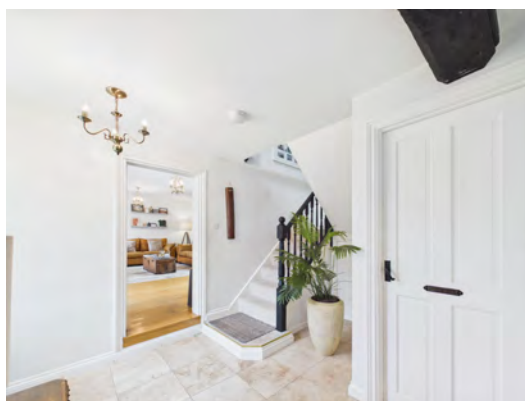
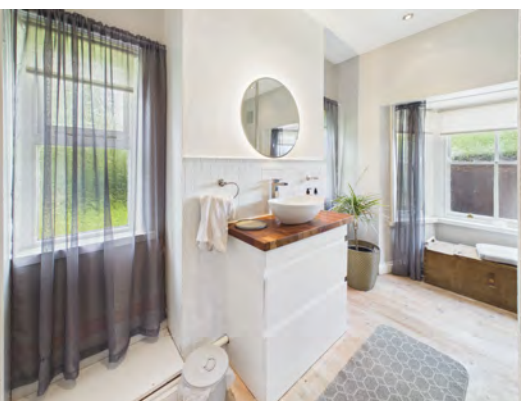
River Taw Cottage

North Tawton

EX20 2BB



Guide Price- £680,000



River Taw Cottage, North Tawton, EX20 2BB

Situated on the outskirts of the popular Devon town of North Tawton, this individual five-bedroom home offers a rare opportunity...



- Five-bedroom individual home
- Approximately 1.12 acres
- Riverside setting
- Direct river access and fishing rights
- Spacious, versatile accommodation
- Two ground-floor bedrooms
- Three first-floor bedrooms
- Three bathrooms and separate WC
- Riverside deck
- Private driveway and ample parking
- Substantial triple garage
- Council Tax Band - F
- EPC - TBC



Situated on the outskirts of the popular Devon town of North Tawton, this individual five-bedroom home offers a rare opportunity to enjoy a wonderful combination of space, privacy and riverside living, all set within approximately 1.12 acres of garden and grounds with direct river access and fishing rights.

The property offers spacious and versatile accommodation arranged over two floors, with an approximate total internal area of 2,530 sq ft, providing plenty of room for family life, entertaining and those looking for a home with additional income potential.

The ground floor offers a selection of reception and living spaces, creating a flexible layout suited to modern family living. The kitchen provides a practical space for everyday use, while the living rooms offer plenty of scope for relaxing with family and entertaining guests. Two ground-floor bedrooms provide excellent flexibility for family members, guests or those seeking accommodation away from the first floor. A bathroom and separate WC complete the ground-floor accommodation.

On the first floor, there are three further bedrooms, together with two bathrooms, providing comfortable accommodation for larger families and visiting guests. The overall layout offers considerable versatility, whether used as a substantial family home or adapted to suit a variety of lifestyle requirements.

Outside, the grounds are a particularly special feature. Extending to approximately 1.12 acres, the gardens provide a wonderful sense of space and privacy, with plenty of room for children to play, outdoor entertaining and enjoying the surrounding countryside. The river frontage is a real highlight, with direct access to the water and fishing rights, offering a fantastic opportunity for keen anglers and those who appreciate the tranquility of a riverside setting. A deck overlooking the river provides the perfect place to sit back, enjoy the outlook and make the most of this unique setting throughout the seasons.

The property is approached via a private driveway, leading to a generous parking area that provides ample space for several vehicles, making it ideal for larger households and those welcoming visitors.

A further notable feature is the substantial triple garage, offering excellent storage, workshop space or potential for a variety of alternative uses, subject to any necessary consents.

The current vendors have also previously operated the property as an Airbnb, demonstrating its potential to appeal to holidaymakers seeking a characterful Devon retreat. For buyers looking to combine home ownership with a potential supplementary income, the accommodation and setting offer an exciting opportunity to explore holiday letting, subject to any necessary permissions and requirements.

North Tawton offers a range of everyday amenities, local shops and community facilities, while the surrounding Devon countryside provides excellent opportunities for walking, cycling and exploring the wider area.

Combining five-bedroom accommodation, extensive gardens, river access, fishing rights, a riverside deck, substantial parking and a triple garage, this is a distinctive property offering an appealing blend of rural lifestyle and versatility. An internal viewing is highly recommended to appreciate the space, setting and potential this unique home has to offer.

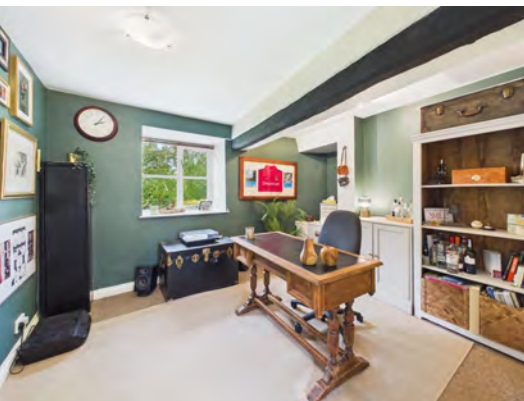


01837 500600

Changing Lifestyles

North Tawton is a popular Devon market town set within the beautiful surrounding countryside, offering a good range of everyday amenities and a strong sense of community. The town centre provides a selection of local shops, cafés and services, alongside a primary school, recreational facilities and traditional pubs. With its rich history and welcoming atmosphere, North Tawton offers an appealing balance of town living and rural surroundings.

The town has a variety of independent businesses, including cafés, takeaways and a traditional blacksmith, alongside a medical practice, pharmacy and primary school with nursery. Memorial Park provides play equipment and recreational facilities, while a range of local clubs and community activities cater for all ages. North Tawton is also well placed for exploring Dartmoor National Park and the nearby towns of Okehampton and Crediton, making it an appealing location for those seeking a quieter pace of life without being too far from wider amenities.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1888 ft²

175.4 m²

Reduced headroom

5 ft²

0.5 m²



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.