



# 5 Devonshire House

## North Tawton

### EX20 2EX



**Guide Price - £430,000**



# 5 Devonshire House, North Tawton, EX20 2EX.



A detached family home located in a sought-after development, offering four spacious bedrooms, a private rear garden, generous off-road parking, and convenient access to local amenities.

- Character Features Throughout
- Stylish Open Plan Kitchen Diner
- Impressive Vaulted Living Spaces
- Flexible Fourth Bedroom Or Study
- Spacious And Light Filled Interiors
- Private And Well Designed Garden
- Two Versatile Outdoor Seating Areas
- Principal Bedroom With Closet
- Located On Village Edge
- Convenient Countryside Setting
- Seamless Blend Of Old New
- Council Tax Band - C
- EPC - C



Are you looking for more space, a lifestyle shift to the countryside, or simply a home that blends contemporary comfort with original character? Positioned on the edge of the beautiful West Devon landscape, this deceptively spacious property offers just that, an attractive balance of convenience, personality, and privacy.

Uniquely designed as an upside down home, this property adds a sense of fun and originality, with the main living areas on the upper floor and the bedrooms below, a clever layout that maximises light, views, and flow throughout the day.

The upper level is a real showstopper. A spacious open plan kitchen and dining area forms the heart of the home, with vaulted ceilings and light flooding in from multiple aspects. The kitchen is stylishly appointed and practical, ideal for everyday living or entertaining. Flowing through an impressive exposed stone archway is the main sitting room, a sociable, characterful space that offers warmth and comfort in equal measure. Also on this level is a generous landing with storage, a cloakroom, and a fourth bedroom or home office, ideal for flexible family living or working from home.



A wooden staircase leads down to the lower level, where three well proportioned bedrooms and a modern family bathroom can be found. The principal bedroom includes a walk in wardrobe, while the two remaining bedrooms offer great space for children, guests, or hobbies. The layout offers versatility for growing families, multigenerational households, or anyone seeking clearly defined zones for living and resting.

Outside, the garden is a peaceful and private space. Steps lead down from the kitchen and dining room, and there's also gated access from the front. It's thoughtfully arranged into two main areas, a lower level patio, perfect for morning coffee or evening drinks, and a slightly raised, level lawn with a further seating spot tucked into the far corner. Whether relaxing, entertaining, or watching children play, there's space for it all.

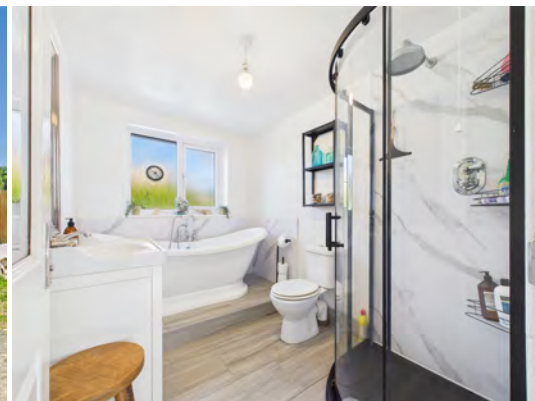
Throughout the home, a blend of modern finishes and characterful features, including exposed stonework and timber elements, creates a stylish yet welcoming feel. It's a home with soul, clever design, and a lifestyle to match.

# Changing Lifestyles

North Tawton is a charming market town situated along the River Taw, surrounded by the stunning Devon countryside. It's a picturesque community with a rich history dating back to Roman times, and it continues to celebrate its heritage, particularly through its connection to the wool trade, with annual events like "Wool Weeks".

The town offers a mix of modern and historic amenities. The town centre features independent shops, cafés, and local businesses, including a traditional blacksmith's shop and a handmade gelato stand. North Tawton is also well-known for its vibrant community life, with events such as the Christmas Market and Spring Market, alongside various clubs and social activities for all ages.

Culturally, North Tawton has strong literary connections, including its association with the famous poet Ted Hughes and his first wife, Sylvia Plath, who lived here during the early 1960s. With easy access to Dartmoor National Park, Okehampton, and Crediton, it's a well-positioned town offering both tranquility and convenience.



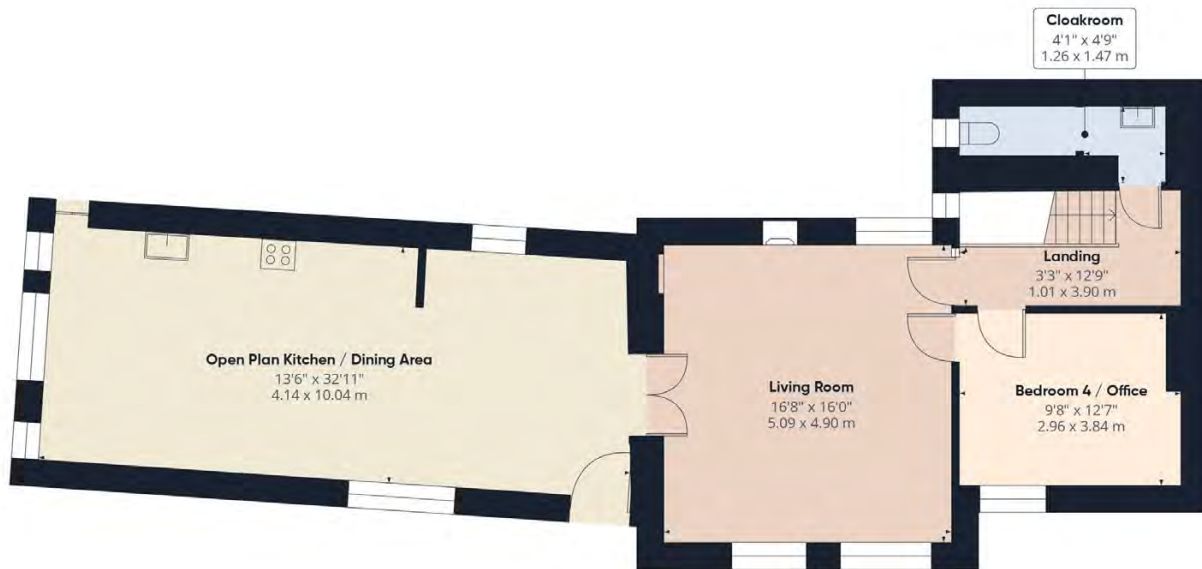
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1787 ft<sup>2</sup>

166 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

**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.

**PLEASE NOTE:**

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.