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*Changing Lifestyles*

9 Sanctuary Close  
Bishops Tawton  
Barnstaple  
Devon  
EX32 0BT

**Offers In Excess Of £600,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
barnstaple@boproperty.com

9 Sanctuary Close, Bishops Tawton, Barnstaple, Devon, EX32 0BT

A SPACIOUS & VERSATILE HOME WITH SPECTACULAR VIEWS



- 4 Bedrooms (1 En-suite)
- Impressive Lounge with double aspect windows & sliding patio doors to the sun-soaked terrace
- Dining Room leading to the bright Kitchen / Breakfast Room
- Conservatory enjoying garden views
- Modern Family Bathroom
- Light-filled Attic Room with Velux windows
- Wide double driveway & Double Garage
- Thoughtfully landscaped private rear gardens with summerhouse & dry storage sheds



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## Overview

**Set at the end of a quiet cul-de-sac on a substantial and beautifully landscaped plot, this spacious and versatile home offers spectacular views across the village of Bishops Tawton and the rolling North Devon countryside. With exceptional kerb appeal, a Double Garage and immaculately kept gardens, this property combines peaceful village living with flexible modern comfort.**

**A welcoming Entrance Hall sets the tone – light-filled and spacious, with multiple storage cupboards and easy flow through to the main living areas, bedrooms, and a charming attic / hobbies room above. The heart of the home is the impressive Lounge, a large and airy space featuring double aspect windows that frame far-reaching views, a gas fire and sliding patio doors leading to a sun-soaked terrace – perfect for relaxing or entertaining while taking in the landscape.**

**The adjoining Dining Room offers further space for gatherings and leads into a bright Kitchen / Breakfast Room and a delightful Conservatory. The Kitchen is well-appointed with integrated appliances, a breakfast bar, gas/electric range style cooker, and access out to the rear garden. The Conservatory provides a private sunny year-round retreat.**

**There are 4 well-proportioned Bedrooms, including a spacious Main Bedroom with fitted wardrobes and a stylish En-suite Shower Room. Two further double Bedrooms enjoy garden or countryside views, while the fourth is currently used as a study – ideal for remote work or flexible living. A modern Family Bathroom and the light-filled Attic Room with Velux windows and eaves storage add valuable extra space for hobbies or guests.**

**Outside, the property is a true standout. The front offers a wide double driveway, sloping lawns, mature trees, and side access. To the rear, the private gardens are thoughtfully landscaped with patio areas, decking, tiered lawns and colourful planting borders. A summerhouse with power and lighting and additional dry storage sheds provide plenty of utility. There's also outdoor power and a water supply, making the space both beautiful and practical.**

**The Double Garage includes storage space, power and a mix of electric and manual up-and-over doors, for added convenience.**

**This is a rare opportunity to secure a well-loved home in one of the area's most desirable villages – offering space, views and a flexible layout in a stunning setting that's ready to enjoy from day one.**

## Agent Notes

The outbuildings have separate consumer units.

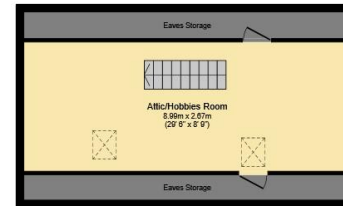
Garage door has one electric up and over door and one manual up and over door.

## Council Tax Band

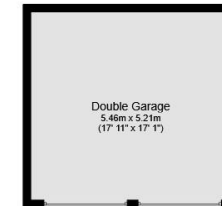
E - North Devon Council



**Ground Floor**  
Floor area 123.5 sq.m. (1,330 sq.ft.)



**First Floor**  
Floor area 33.8 sq.m. (363 sq.ft.)



**Garage**  
Floor area 28.5 sq.m. (307 sq.ft.)

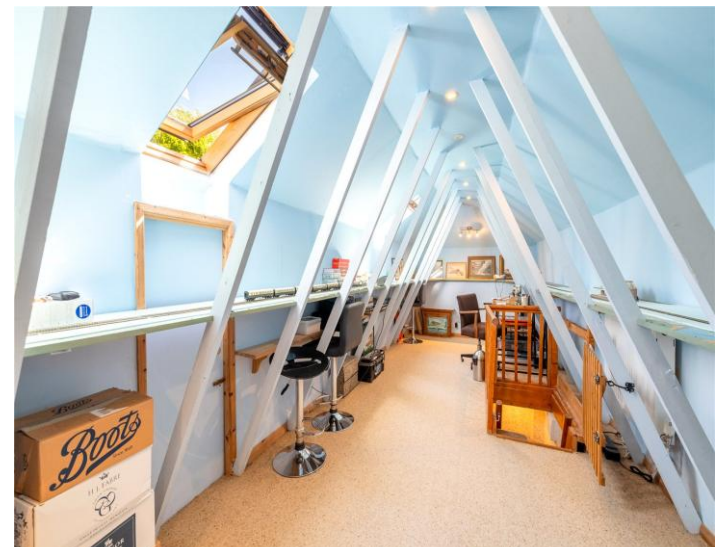
Total floor area: 185.8 sq.m. (2,000 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

Located in the valley of the River Taw, Bishops Tawton is a small attractive village south of Barnstaple, North Devon. Surrounded by large areas of agricultural land and woodland, it has a 14th century church - one of only a few in Devon with a medieval spire - and was formerly a residence of the Bishop of Exeter. The village has a primary school, a village hall, a number of small local businesses and offers some delightful scenic walks.

There is a regular bus route giving access to Barnstaple Town Centre which is some 2 miles in distance; the historic and regional centre of North Devon. Situated in the valley of the River Taw it is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 Atlantic Highway provides convenient access to the M5 motorway network and beyond. The working port and market town of Bideford lies approximately 10 miles away and the cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 40 miles in distance.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/paused.likes.field>

From Barnstaple Town Centre head along Alexandra Road following directions towards Bishops Tawton / Umberleigh passing through the residential area of Newport. As you leave Newport, go straight over the roundabout towards the village of Bishops Tawton. Approaching the middle of the village, look for directions towards the village pub (Chichester Arms). Turn left off the A377 into the village square and continue bearing left onto Village Street. Take the next left hand turning signposted Sanctuary Close. Follow the road around to where the property will be located on your right hand side with a numberplate clearly displayed. An agent will meet you at the property.

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 and 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 available 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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## We are here to help you find and buy your new home...

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: [barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01271 371 234**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

