



Bond
Oxborough
Phillips

Changing Lifestyles

2 Kewsland
Bishops Tawton
Barnstaple
Devon
EX32 0EX

Guide Price: £325,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

2 Kewsland, Bishops Tawton, Barnstaple, Devon, EX32 0EX

A GRADE II LISTED 16TH CENTURY THATCHED COTTAGE



- 3 Bedrooms
- Well-designed dual aspect Kitchen overlooking the rear garden
 - Cosy Living Room with wood burning stove
 - Dining Room & Shower Room
 - Front & rear gardens mainly laid to lawn
 - Driveway parking for 2 vehicles
 - Located within a peaceful hamlet with convenient access to amenities & beaches
 - No onward chain
 - Viewing is highly recommended to appreciate everything this exceptional cottage has to offer



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Overview

A rare opportunity to acquire this truly captivating Grade II listed 16th-century thatched cottage located within a peaceful hamlet between the desirable villages of Bishops Tawton and Chittlehampton. Presented to the market for sale with no onward chain, this beautifully preserved 3 Bedroom home is rich in period detail and historic charm, offering both a comfortable full-time residence and a proven holiday let with frequent repeat bookings.

Set among a handful of character homes in a tranquil rural setting, the cottage enjoys scenic surroundings with convenient access to amenities and the acclaimed North Devon coastline, including Croyde, Woolacombe and Saunton beaches.

Inside, the home showcases a wealth of original features including exposed beams, a period oak screen and revealed stonework on the lower level.

The ground floor features a well-designed dual aspect Kitchen with fitted units, generous storage and space for a dishwasher and washing machine - all with views over the rear garden. A cosy Living Room centres around a wood burning stove - perfect for relaxed evenings, while the Dining Room offers a warm and welcoming space for entertaining. A sleek, modern 3-piece Shower Room completes the downstairs layout.

Upstairs, you'll find 3 comfortable Bedrooms, each thoughtfully laid out and enjoying countryside glimpses, along with useful hallway storage.

Externally, the property enjoys driveway parking for 2 vehicles. The front and rear gardens are mainly laid to lawn. The west-facing rear garden is enclosed by mature hedging, offering a private, sun-filled retreat - ideal for outdoor dining or quiet relaxation.

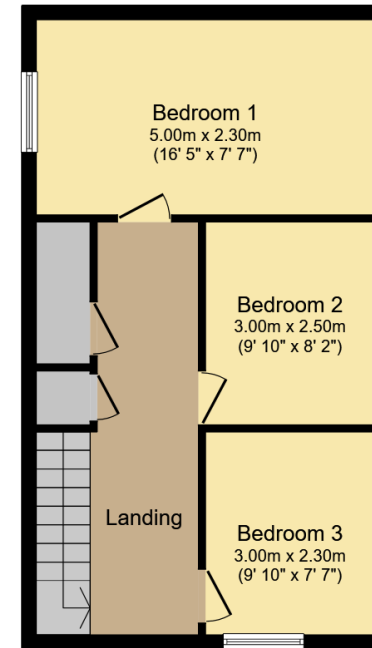
Featured by Devon Live in December 2017 as the number one "Devon Home with Fantastic Fireplaces to Hang Your Christmas Stocking From", this unique home blends history, style and practicality in equal measure. Viewing is highly recommended to appreciate everything this exceptional cottage has to offer.

Council Tax Band

C - North Devon Council



Ground Floor
Floor area 98.8 sq.m. (1,063 sq.ft.)



First Floor
Floor area 45.4 sq.m. (489 sq.ft.)

Total floor area: 144.2 sq.m. (1,552 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





2 Kewsland, Bishops Tawton, Barnstaple, Devon, EX32 0EX



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

2 Kewsland, Bishops Tawton, Barnstaple, Devon, EX32 0EX



Area Information

Bishops Tawton offers usual village amenities including popular pubs and restaurants, primary school and 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/stacks.alerting.clouding>

From Barnstaple Town Centre, head west on the square towards Boutport Street. At the roundabout, take the third exit and stay on the A3125. Turn left onto the A361 and take the first exit at the next roundabout staying on the A361. Once you get to the Bishops Tawton roundabout, take the third exit onto Bishops Tawton Road. At Newbridge Cross, turn left and follow this road for approximately 2.5 miles until you reach the property on your left hand side.

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

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		
55-68	D		57 D
39-54	E	41 E	
21-38	F		
1-20	G		

