

Essington House

North Tawton

EX20 2EX



Guide Price - £550,000



Essington House, North Tawton, EX20 2EX.

A Beautifully Presented Period Home Offering Exceptional Space, Character And A Peaceful Setting In Central North Tawton...



- Grade II Listed Home
- Former Vicarage With Character
- Over 3350 Sq Ft
- Six Double Bedrooms
- Three Reception Rooms
- Principal Suite With Dressing Room
- Mature Garden With Terrace
- Private Driveway And Storage
- Central Yet Peaceful Location
- Walking Distance to Town Amenities
- Easy Access Dartmoor And A30
- Council Tax Band - D
- EPC - N/A



Set within the heart of North Tawton, this exceptional semi-detached home forms part of the Grade II Listed Essington House, a distinguished early 19th-century former vicarage. Boasting over 3,750 sq ft of beautifully presented accommodation, it combines the elegance and charm of its period origins with the practicality and comfort required for modern family living, creating a residence that is both inviting and sophisticated.

The exterior of the property is striking, with traditional stone and rendered elevations, classic sash windows, and refined period detailing that immediately convey a sense of history and character. Step inside and you are greeted by interiors that are rich in period features, including decorative corning, original fireplaces, and warm wooden flooring, all of which enhance the welcoming atmosphere throughout the home.

The ground floor is designed for both comfort and versatility. A sitting room provides a cosy space to relax in front of an open fireplace, while the family dining room, complete with slate flooring and built-in storage, is ideal for entertaining or daily family meals. A study offers a quiet retreat or flexible workspace, catering to modern needs. The well-appointed kitchen is fitted with bespoke wooden storage units at base and wall level, integrated appliances, and a space for a breakfast table, making it perfect for informal dining and family gatherings alike.



Upstairs, the first floor houses two generously sized bedrooms, including the principal suite, which features a dressing room and en suite shower room, complemented by a family bathroom. The second floor provides four additional double bedrooms and a shower room, offering ample accommodation for a large family or visiting guests, with the flexibility to adapt to changing needs over time.

Externally, the property benefits from a block-paved driveway, providing parking for several vehicles, and access to a handy storage shed. The mature rear garden is a true highlight, featuring a paved terrace for dining, a split-level lawn, and colourful border beds interspersed with established trees, creating a peaceful and private outdoor retreat.

Located in the charming market town of North Tawton, the home offers convenient access to local shops, cafés, restaurants, and essential amenities, all within walking distance. The property seamlessly blends historic elegance with modern practicality, making it a rare and highly desirable family home in a sought-after location. Located close to Okehampton, North Tawton offers excellent connectivity, with regular train services to Exeter and onward links to the surrounding areas, making the property highly accessible.

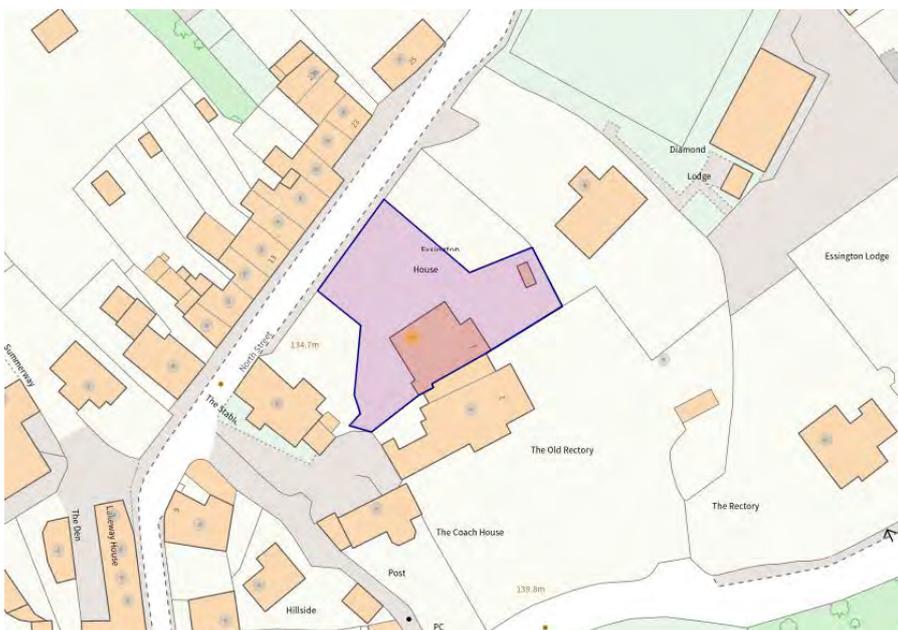
01837 500600

Changing Lifestyles

Located on the edge of North Tawton, this property is just a short walk from local amenities, including a supermarket, Post Office, garage, cafes, arts and crafts shops, and farm supplies. It also offers excellent dog walking opportunities with footpaths through fields, woods, and along the river.

The town features a primary school, health centre, veterinary surgery, community centre, and a weekly market, along with a strong community spirit and events like the arts festival and carnival.

For more extensive services, Okehampton, known as the gateway to Dartmoor, offers a wider range of shops, three supermarkets, and schooling from infant to sixth form. The town is conveniently located by the A30, providing easy access to Exeter, with its M5, mainline rail, and international airport.



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:



Hallway
3'3" x 18'10"
1.01 x 5.76 m



Floor 1



Floor 0

Approximate total area⁽¹⁾

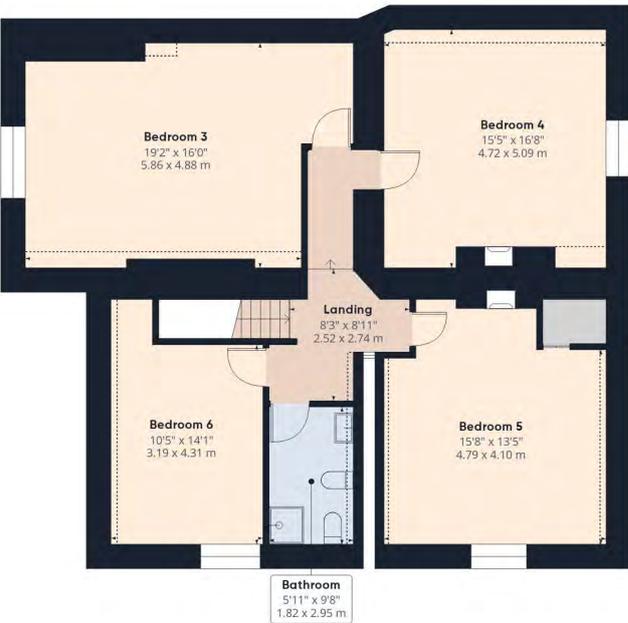
3358 ft²

312.2 m²

Reduced headroom

62 ft²

5.8 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.

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.

Please let us know how we are doing;

