

Week Farm North Tawton EX20 2AB



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £675,000



Changing Lifestyles

01837 500600

Week Farm, North Tawton, EX20 2AB.



A large farmhouse offering move-in ready accommodation, with superb rear grounds and an attached barn with approved planning for conversion...

- Large Stone Built Farmhouse
- Circa 3323sqft of Accommodation
- 0.47 Acre Plot Size
- Attractive Rear Gardens
- Parking for Multiple Vehicles
- Offering Five Bedrooms
- Family Bathroom & Shower Room
- Spacious Living Room
- Two Large Inglenook Fireplaces
- Character Features Throughout
- Barn with Approved Planning for Conversion
- EPC - E



Experience the attraction of residing in a substantial farmhouse nestled within the picturesque Devonshire countryside, complete with secluded rear gardens, ample parking for multiple vehicles, and a barn conversion project with active planning for a one-bedroom unit, all within reach.

Week Farm enjoys a prime location within walking distance of North Tawton, boasting a diverse range of local businesses, including the esteemed Graylings Fish and Chips shop, the local Post Office, and three charming pubs: The Copper Key, The White Hart, and Fountain Inn.

Dating back to the 17th Century and subsequently expanded in the 19th Century, Week Farm offers a blend of historical charm and modern living, with recent planning permission granted for the conversion of the adjacent barn, adding further potential to the property.

Upon entry, guests are welcomed into a spacious L-shaped hallway adorned with exposed stonework, high ceilings, and timber accents, providing access to various living spaces, including the office and the barn conversion area. The property features a dining room just across from the kitchen with a grand inglenook fireplace. A sizable living room boasting dual aspect windows and a second inglenook fireplace is a short step away with just over 290sqft of floorspace there is plenty of flexibility for your favourite furniture. The large farmhouse-style kitchen/dining room with modern conveniences and a central island is to the rear of the home, and offers a useful utility space fitted with modern units and a dual Belfast sink while a secondary utility space, home to two more white goods also offers access to the downstairs cloak room.



Ascending the residence, the T-shaped staircase offers versatile internal arrangements, accommodating either personalised living spaces or dedicated guest quarters. Positioned on the eastern wing, two bedrooms and a family bathroom provide a tranquil retreat, while an additional trio of bedrooms and a shower room grace the opposite wing. The primary bedroom, spanning approximately 183 square feet, boasts ample space for various furnishing configurations. Renovated with tasteful modernity, the family bathroom seamlessly integrates historical elements such as the wooden window seat, accentuating the exposed woodwork. The remaining three bedrooms, generously proportioned, afford picturesque views of the rear garden, each enjoying access to the recently updated walk-in shower room.

Notably, the barn conversion project presents an exciting opportunity for additional living space, featuring an open-plan layout on the ground floor with patio doors opening out into the rear garden, while on the upper level and a spacious bedroom and bathroom await, with large wardrobe too.

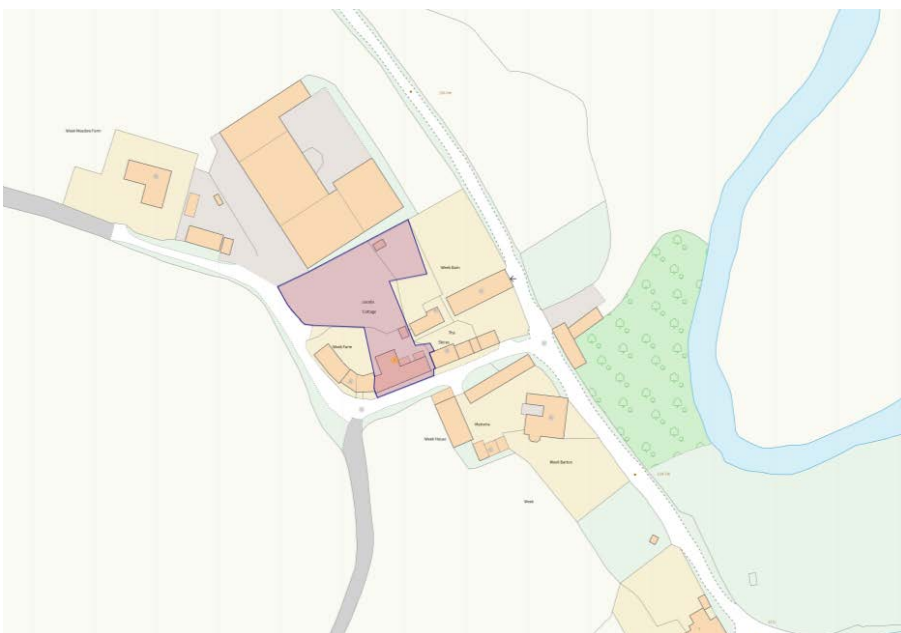
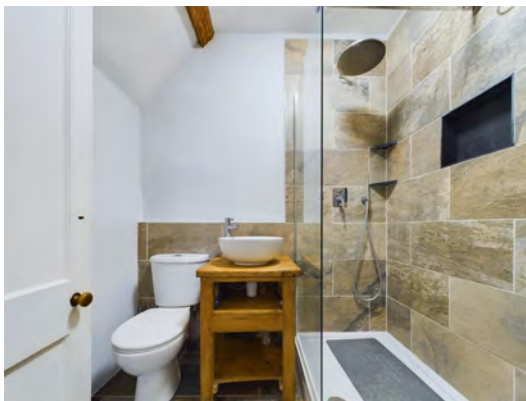
Externally, the expansive 0.47-acre plot encompasses a secluded parking area secured by a five-bar gate and impeccably maintained gardens, providing a tranquil oasis for leisure and outdoor pursuits. Whether basking in the tranquility of the stone seating area or seeking refuge in the summer house, Week Farm affords boundless opportunities for crafting your idyllic countryside sanctuary.

Changing Lifestyles

Week Farm is located on the outer edge of North Tawton. Easily accessible to all the local amenities within a short walking distance.

North Tawton is situated within the rolling Devonshire countryside and within easy reach of Okehampton and Crediton. It has everyday amenities, which includes a mini Market, post office, butchers, chemist, deli/tea room, three public houses, doctors' surgery, NHS dentist, veterinary surgery and a good primary school.

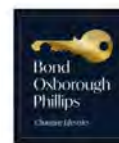
North Tawton is located on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, bowls aerobics, yoga and badminton as well as a variety of societies including scouts, guides, youth club and drama group etc.



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

Approximate total area⁽¹⁾

3323.49 ft²
308.76 m²

Reduced headroom

7.85 ft²
0.73 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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