



Week Farm North Tawton EX20 2AB



Guide Price - £575,000



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



Week Farm is a substantial farmhouse set within the picturesque Devon countryside, offering private rear gardens, ample parking for multiple vehicles, and a barn with active planning permission for conversion into a one bedroom unit. The property combines historic charm with exciting potential, all within easy reach of everyday village amenities.

The home enjoys a convenient position within walking distance of North Tawton, a thriving village that offers a range of independent businesses and amenities. These include the well regarded Graylings Fish and Chips shop, a local Post Office, and three welcoming pubs: The Copper Key, The White Hart and The Fountain Inn.

Believed to date back to the 17th Century, with later additions in the 19th Century, Week Farm retains many of its original character features while providing generous accommodation suited to modern family life. More recently, planning permission has been granted for the conversion of the adjoining barn, creating an excellent opportunity for additional accommodation, guest space or potential income.

On entering the property, you are welcomed into a spacious L shaped entrance hallway with exposed stonework, high ceilings and timber detailing, setting the tone for the character found throughout the home. From here there is access to several principal rooms, including a useful office and the adjoining barn area.

The dining room sits just across from the kitchen and centres around a striking inglenook fireplace, creating a wonderful space for entertaining. A large living room is positioned nearby, enjoying dual aspect windows and a second inglenook fireplace. With just over 290 sq ft of floor space, this room offers excellent flexibility for a variety of seating arrangements.



To the rear of the home is a farmhouse style kitchen and dining room fitted with modern units and centred around a large island. This sociable space also benefits from a practical utility area with a dual Belfast sink, while a secondary utility space provides further room for white goods and access to the downstairs cloakroom. Upstairs, the staircase rises to a T shaped landing which divides the bedroom accommodation into two wings. On one side are two bedrooms and the family bathroom, while the opposite wing hosts three further bedrooms alongside a shower room. The principal bedroom measures approximately 183 sq ft, and the remaining bedrooms are all well proportioned with attractive views across the gardens.

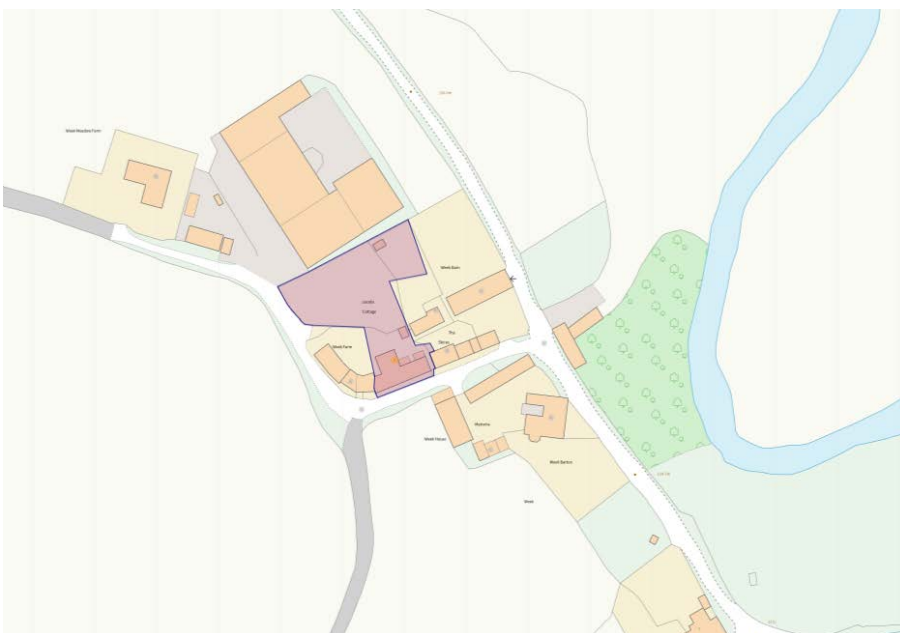
Externally, the property sits within approximately 0.47 acres, with a private parking area accessed via a five bar gate and beautifully maintained gardens offering a peaceful and secluded setting.

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.

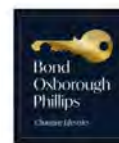
North Tawton is located on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, bowls aerobics, yoga and badminton as well as a variety of societies including scouts, guides, youth club and drama group etc.



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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