



## Nightingale, Bouchers Hill Farm, North Tawton, EX20 2FP

Offers Over £650,000

# Nightingale,

Bouchers Hill Farm, North Tawton

- Contemporary barn conversion
- 4 double bedrooms with master suite inc walk in wardrobe and ensuite
- Beautiful living spaces with views to Dartmoor
- Edge of town location with amenities a short walk away
- Versatile layout with large ground floor office/studio/bedroom
- Open plan living spaces with plenty of light
- Lovely gardens backing onto fields
- Excellent rural walks nearby
- Off-road parking, garage and workshop





Converted approx. 8 years ago, this barn conversion has since been extended and improved by the current owners to create a wonderful family home with all you could need and right on the edge of the Town. A short walk down the hill and you're into North Tawton, connected by bus to Okehampton, Crediton and Exeter, there are also shops, cafes and sports clubs making it a great semi-rural location from which to explore Devon.

The barn itself was converted to connect you back to its origins, with exposed block work and timber cladding, this barn isn't pretending to be anything it's not! But don't worry, the cows are long gone and these days it's a modern, light and spacious home which is sure to attract a variety of buyers. The initial entrance hall is welcoming, an ideal place to take off your boots and coat and explore what's on offer. The entrance is on a split level so down just a few steps and you're into the main living space - a wonderful large room, zoned into the living room and kitchen areas. There is lots of glass and the eye is instantly drawn to the garden, fields and Dartmoor beyond. There is a large island making this room the hub of the home and then an opening takes you into the extension which is now the family room. Again, with the large glass windows and doors, you can't help but admire the view and on a colder winter evening, the corner wood-burner really comes into play. Somewhat hidden on first glance, either side of the media wall, are doors to a flexible space. Currently used as a large home office, there are loads of options for how this rooms could be used. It did used to be two offices (hence two doors in) but is now one larger room. To complete the ground floor is a useful utility room and WC, again as you'd expect in a house of this type.



On the first floor are the bedrooms, 3 of which are double rooms and of a similar size. These rooms share the family bathroom. At the end of the landing is the master suite, a light room with amazing views and plenty of space. A stand-alone wall creates a separate dressing area with a huge walk-in wardrobe and there is also a beautiful ensuite. It's a real sanctuary up here and with room to retreat if needed from busy family life!

Outside, the entrance drive provides ample parking for a number of cars plus there is room for a motorhome or caravan. There is a detached timber garage with a workshop too. The garden is on two levels, the higher lawn has planted beds and a greenhouse and the lower garden (access from higher garden or from the kitchen/family home) has lawns, a wild flower garden, planted beds and all borders onto the surrounding countryside with those Dartmoor views.

It's a super house, great space inside and out and a real one off!

Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon 2023/24 – £2379.96

Utilities: Mains electric, borehole water, telephone & broadband

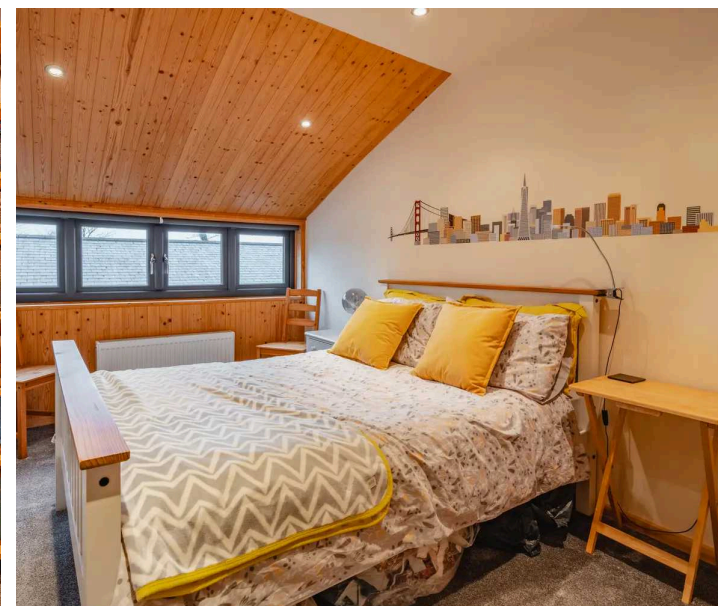
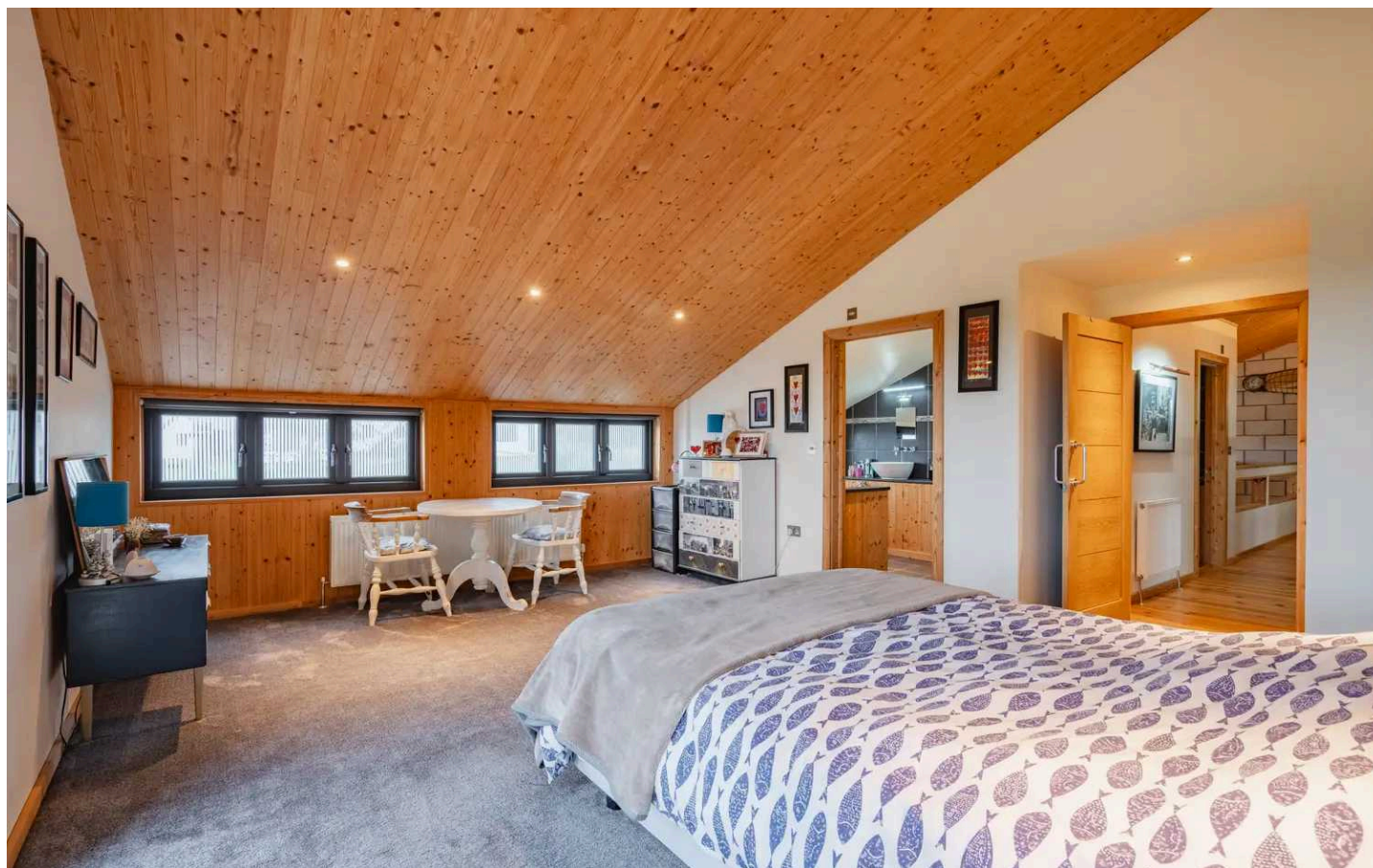
Broadband within this postcode: Superfast Enabled

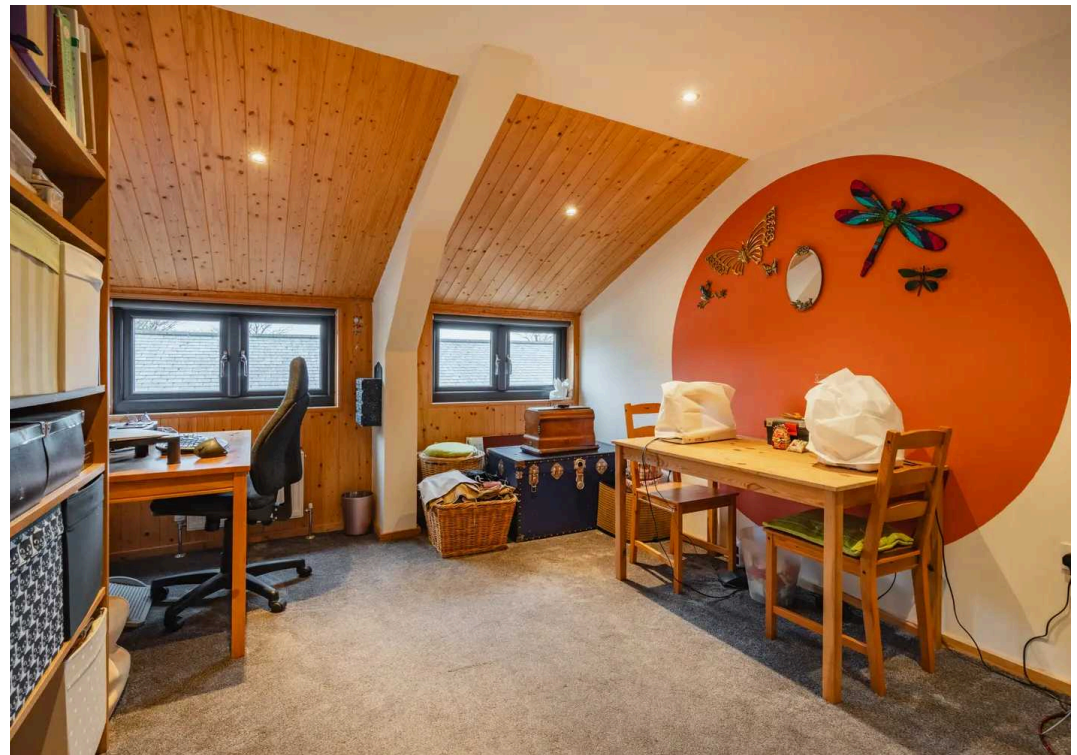
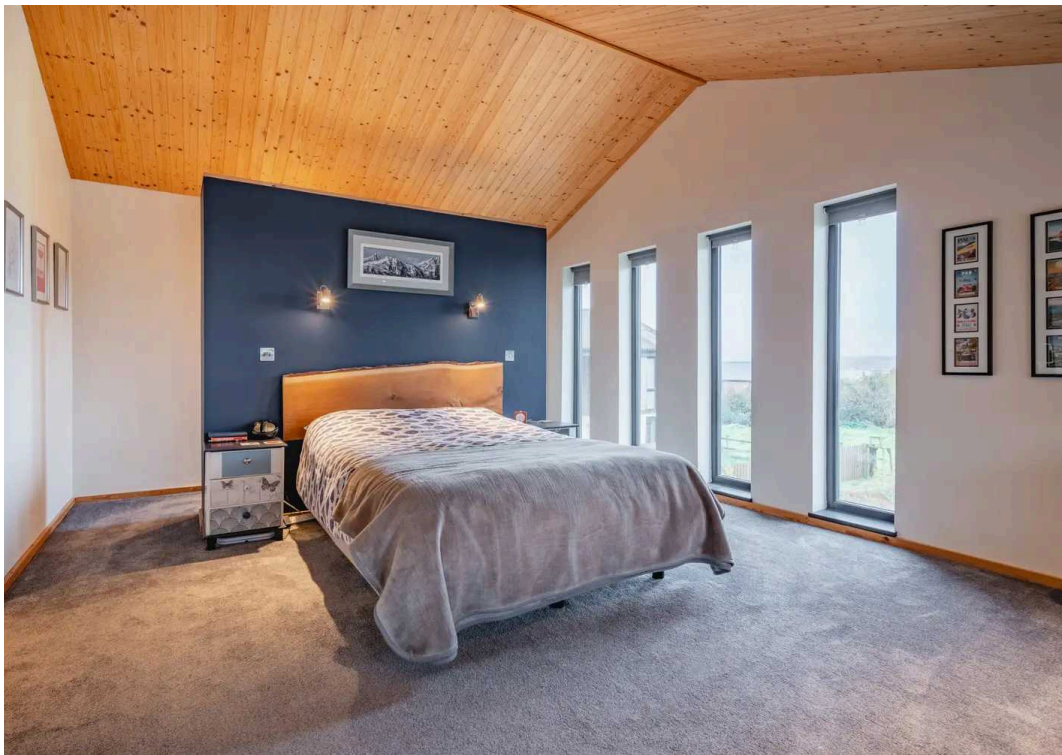
Drainage: Modern private sewage treatment

Heating: Oil fired central heating and wood burner

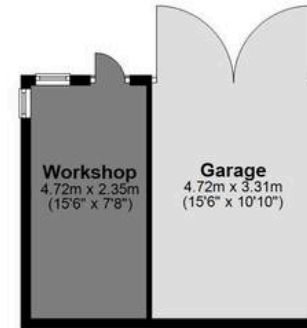
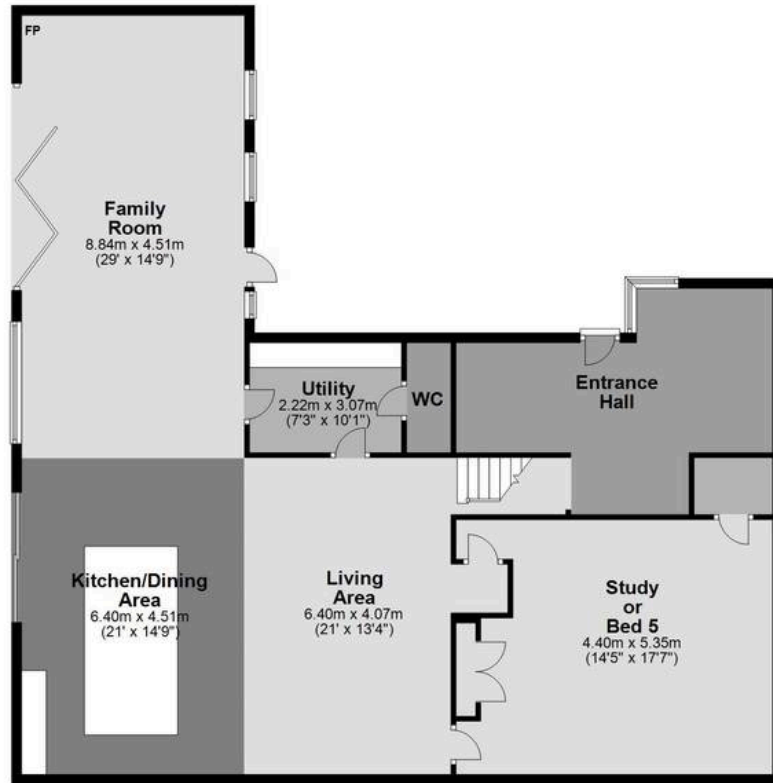
Listed: No

Tenure: Freehold

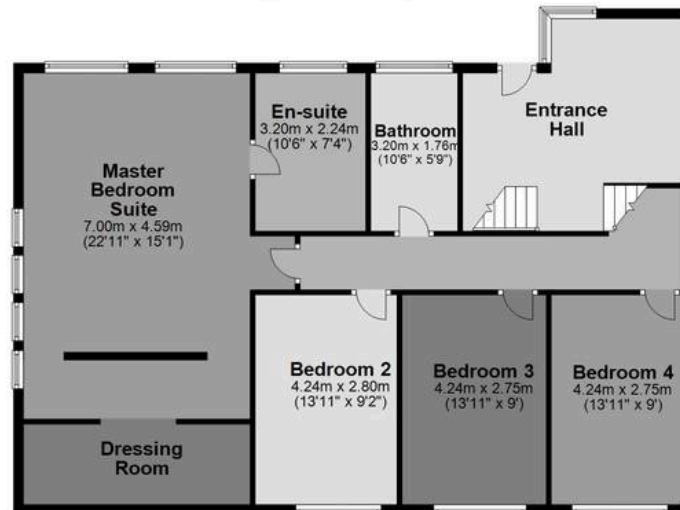




**Ground Floor**  
Approx. 192.5 sq. metres (2072.2 sq. feet)



**First Floor**  
Approx. 120.9 sq. metres (1301.0 sq. feet)



Total area: approx. 313.4 sq. metres (3373.2 sq. feet)



**NORTH TAWTON** is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain and The White Hart pubs and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road – where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award -winning cheeses, revered locally and nationally.

**DIRECTIONS :** For sat-nav use EX20 2FP and the What3Words address is [///undertone.tent.collide](https://www.what3words.com/undertone.tent.collide)

but if you would like the traditional directions, please read on.

From North Tawton centre (by the clock tower), proceed into North Street and leave the town up the hill. Pass the entrances to Bouchers Close and Bouchers Hill and look out for the drive on the left (initially marked Bouchers Hill Farm). Bear sharp left and Nightingale will be found at the end.





# Helmores

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