



2 The Old School House Exeter Street, North Tawton

Guide Price £310,000

2 The Old School House Exeter Street

North Tawton, EX20 2HB

- Grade II listed former Victorian school
- 3 double bedrooms, master with ensuite
- Many period features
- Rural town location
- Short walk to primary school and shops
- Garage, parking & garden
- Gas central heating
- No Chain!

Thought to date around the 1860s this impressive Victorian school house conversion has a wealth of period features with mullion windows and a beautiful original arched front door. Set in the small market town of North Tawton, surrounded by open countryside with great walks and just a short distance from Dartmoor. This sympathetic conversion offers comfortable living accommodation along with an easy to maintain garden, a garage and parking.

The original solid wood door opens into an entrance hall with fitted cupboards, the lounge has plenty of light from the mullion windows and a gas fire in an attractive surround. Doors lead through to the dining area with the open staircase leading to the first floor.





The kitchen is spacious and has an array of white coloured units, space for a fridge/freezer and washing machine and has a double oven with 4 ring gas hob. There's a breakfast bar section and room for a smaller dining table with a door that leads out to the garden.

Upstairs the large master bedroom has the impressive 5 paned mullion window along with an ensuite shower room. The back two bedrooms are both doubles and the family bathroom has a white suite bath with shower over and an airing cupboard. The original eaves beams run through as a lovely feature in the bedrooms and bathroom. The heating is mains gas central heating.

Outside to the front is a decorative garden area and to the rear is a courtyard garden with a summer house. A gate to the rear leads to the shared path around to the garage and parking space. The garage and parking space is owned by the property and there is visitor parking in a communal area that is shared with the other 4 properties.

Please see the floorplan for room sizes.

Current Council Tax: Band C – West Devon 2024/25 – £2270.81

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II

Conservation Area: No

Tenure: Freehold



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

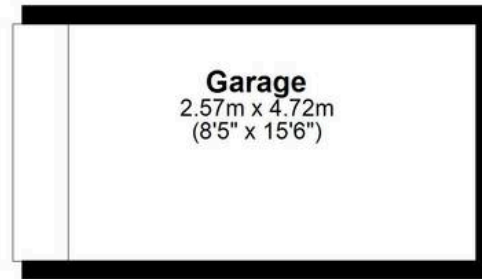
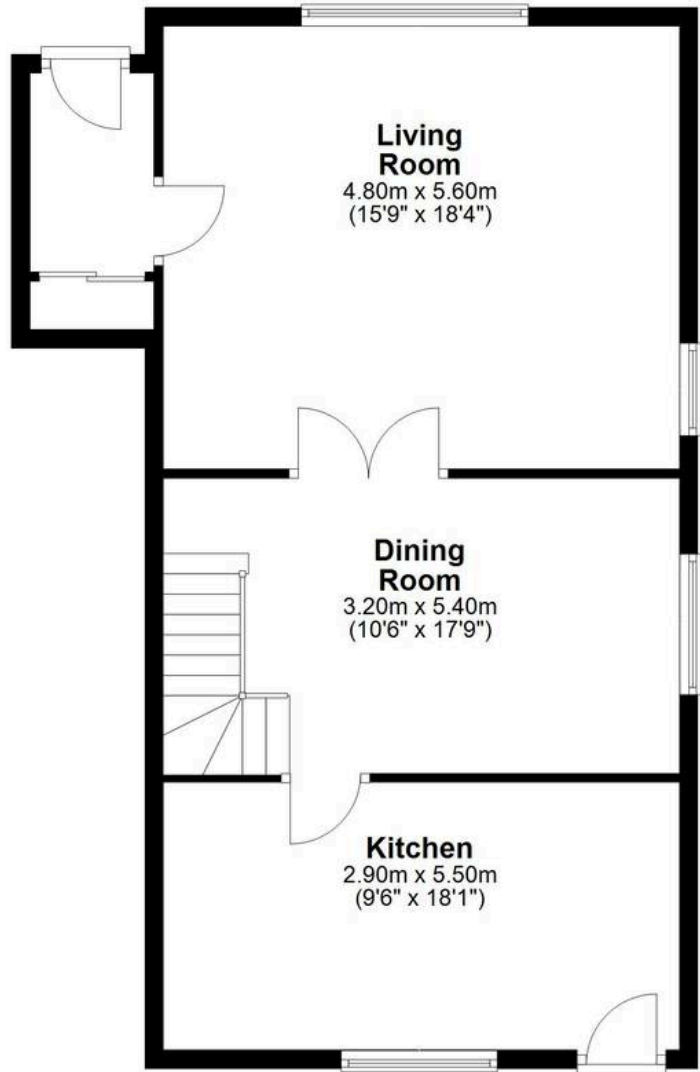
Entering the village from the A3072, take a right turn onto Exeter Street. The Old School house can be found up to the right. Please park past the primary school on the right and a Helmores representative will meet you at the front of the property.

What3Words: [///loitering.places.sunset](https://www.what3words.com/loitering.places.sunset)



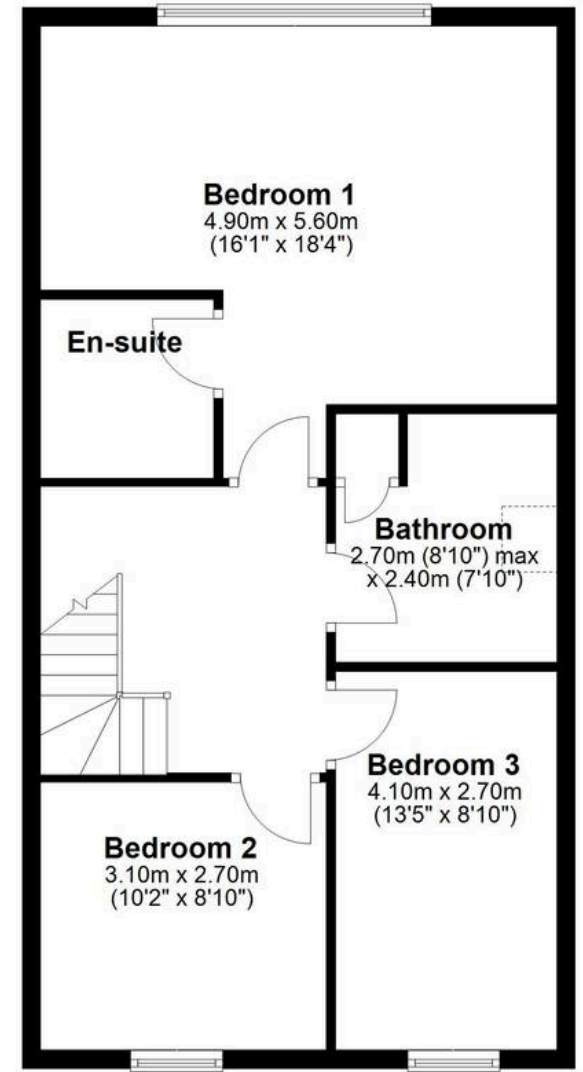
Ground Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.