



The Old Sawmills



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Tawstock, Barnstaple, EX31 3HZ

Within 10 minutes drive of Barnstaple centre. Less than 30 Minutes from the Coast.

A single storey barn conversion with secluded walled garden in favoured, timeless village, close to Barnstaple.

- Hall, Utility Room, Boiler Room
- 4 Bedrooms, 2 Bathrooms
- Secluded Walled Garden
- No Upward Chain
- Council Tax Band E
- Open plan Sitting/Dining/Kitchen 'zones'
- Double Garage plus parking
- General updating required
- Lots of character features
- Freehold

Guide Price £499,950

SITUATION & AMENITIES

The property enjoys the best of all worlds, being set in timeless and tranquil semi-rural surroundings on the edge of the favoured village of Tawstock whilst also being less than three miles from the regional centre of Barnstaple. Located on the banks of the rivers Taw & Yeo, the town houses the area's main business, commercial, leisure and shopping venues and is also known for an exclusive range of outlets including all of the High Street favourites, as well as a diverse selection of local stores. The Pannier Market trades in general goods, arts, crafts and collectables. The Tarka Leisure Centre provides many indoor pursuits along with the Tarka Tennis Centre both in the town. Live Theatre's are accessible at Barnstaple & Ilfracombe, whilst other sporting and leisure pursuits are closer including golf at Landkey, Ilfracombe, Saunton & Westward Ho!. North Devon's rugged coastline, including the popular resorts of Appledore, Croyde, Instow and Woolacombe, all are within around 30 minutes' drive, as is Exmoor National Park. Also accessible is the North Devon Link Road, leading through to junction 27 of the M5, whilst the Barnstaple rail route provides a link to the national railway system. Exeter and Bristol International Airports are relatively accessible.

DESCRIPTION

The Old Sawmills forms a large single-storey L shaped building presenting elevations of stone/part timber clad beneath a slate roof. The property is thought to have been converted in the 1990s and is virtually detached being only attached to a neighbouring building by its corner spine. This spacious home has a character interior and two 'Wings'. The bedrooms form one and the other; a main feature of the building, is the open plan Living/Dining/Kitchen space which is around 46' in length overall with vaulted ceiling throughout and divided by substantial timbers defining the room 'zones'. The property is complemented by attractive secluded Walled Gardens.

ENTRANCE

Front door to Entrance Hall leading through to living space and off to the bedroom wing.



SITTING ROOM

Floor to ceiling windows overlooking the garden, cast iron Villager wood burning stove standing on slate hearth with slate backing providing an attractive focal point to the room.

DINING ZONE

Floor to ceiling window overlooking the garden.

KITCHEN ZONE

French doors leading out to the garden and a large vaulted apex window enjoying an outlook towards open countryside. Well fitted with a range of oak fronted units, comprising cupboards and drawers with worksurfaces above. Tiled surround incorporating 1 ½ bowl single drainer stainless steel sink. Island unit incorporating cupboards and drawers/breakfast bar. Wall storage cupboards, built in 5 ring NEFF ceramic hob with stainless steel extractor hood. 2 NEFF ovens, provision for fridge/freezer. Throughout the living space and kitchen is travertine stone coloured floor tiling.

UTILITY/STORE ROOM

With boiler room off, housing Worcester oil fired boiler for central heating and domestic hot water, space for washing machine. Hot water cylinder and shelving.

FAMILY BATHROOM

Irregular in shape. Walk in fully tiled shower with unit run off the main system. Panelled bath, pedestal basin, WC, fully tiled walls, pebbled floor, downlighters, built in vanity cupboard.

INNER HALL

Giving access to the bedrooms.

MASTER BEDROOM

A spacious room with vaulted ceiling and exposed beams.

EN-SUITE BATHROOM

Split level with sunken bath. Tiled surround, electric and main shower, shower screen, WC, pedestal wash basin, chrome heated towel rail, French doors opening to the garden.

BEDROOM 2

Views across the garden.

BEDROOM 3

Views across the garden.

BEDROOM 4/STUDY

Views across the garden.

OUTSIDE

The property is approached through a solid pair of double entrance gates, giving access to a gravelled courtyard style entrance. Offset to one side a DETACHED DOUBLE GARAGE with power and light connected and an up and over door. There is ample parking and turning. Built into one corner of the building is a SUNROOM facing west with full length windows and enjoying a sunny aspect across the garden/beyond. It is considered suitable for a number of alternative usages such as Studio/Office etc, light and power are connected.

To the front the garden has been landscaped with sleepers and prairie style planting, beyond is an expanse of lawn edged with borders well stocked with specimen trees and shrubs. There is an area of paving to one side with raised bed for vegetables. Outside tap. The whole of the garden is walled and provides a high degree of seclusion. Above the garage is a Saw thought to have been used when the sawmills were actively being used also incorporated into a garden feature is the original iron pulley.

SERVICES

Mains, electricity and water. Private drainage, oil fired central heating.

DIRECTIONS

From Barnstaple leaving the town via the Stone's roundabout, continue up Sticklepath Hill and take the first turning after the traffic lights sign posted to Lake and Tawstock. Continue all the way through to the village and at the Tawstock Village sign bear left. Follow this road around to the left through a pair of impressive entrance pillars. The Old Sawmills will be seen on your left-hand side

<https://w3w.co/locate.dance.exact>





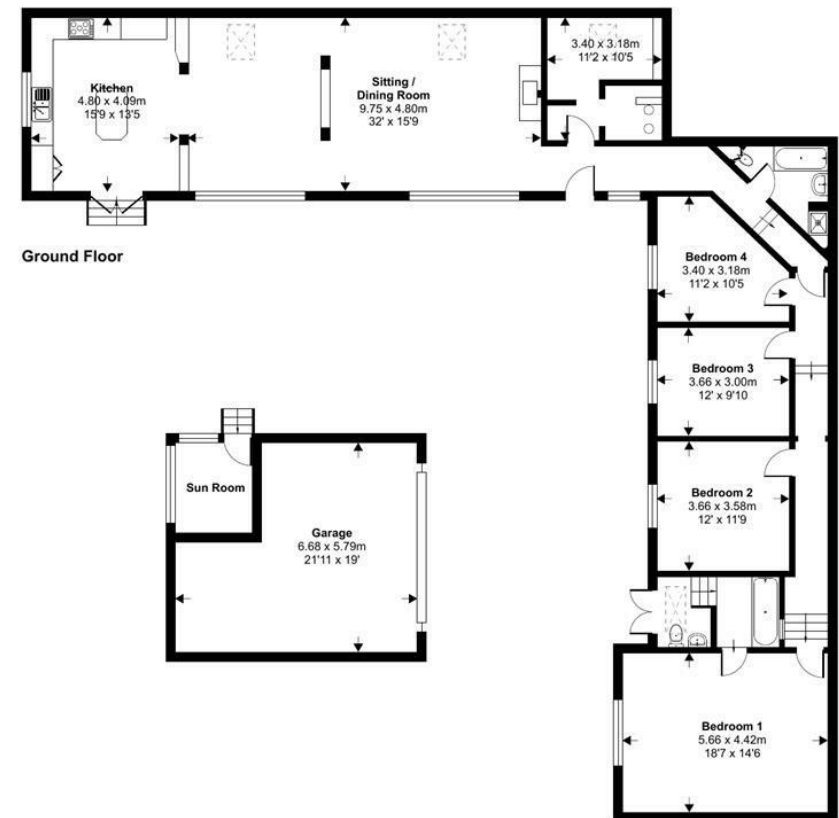
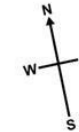
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	65	78

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Approximate Area = 2237 sq ft / 207.8 sq m (includes garage & excludes sun room)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2023. Produced for Stags. REF: 978686



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