



# Essington House

North Tawton | Devon | EX20 2EX

**STUART  
OLIVER**  
RESIDENTIAL

## Property Location

EX20 2EX

A substantial six double bedroom grade 2 listed semi detached former Vicarage located in the very centre of the popular town of North Tawton. The property was built circa 1840 and retains a wealth of period features and character. There are three separate spacious reception rooms, a large kitchen/diner and lovely rear gardens with a large entertaining patio area. To the front there is gated parking for several cars.

- **Substantial semi detached home**
- **Packed with features and character**
- **Six double bedrooms**
- **Three separate reception rooms**
- **Two shower rooms and a bathroom**
- **Large kitchen/dining room**
- **Impressive first floor galleried landing**
- **Accommodation over three floors**
- **Grade 2 listed**
- **Close to local amenities**

## Situation

The property is located within a short walk of the centre of North Tawton and its central square. The property itself is tucked away and offers privacy. The town centre offers a range of shops including a post office, pharmacy, convenience store and various eateries. There are also sports clubs, social clubs, and a primary school. Secondary education can be found at nearby Okehampton. Transport links include Copplestone mainline train station and the A30 dual carriageway is approximately 7 miles away giving access further west and up to Exeter and the M5.





Upon arrival you are greeted by a large driveway allowing parking for several cars. The main entrance has an enclosed porch and door to the dining room. The second entrance is to the rear and has a door opening into the impressive entrance hallway with a staircase sweeping up to the first floor galleried landing and a delightful stained glass door through to the inner hallway which has doors to most of the ground floor rooms. The kitchen/diner is a generous size with two large windows flooding the room with natural light. The main window has a built in window seat and both have working wooden shutters. This room has an impressive range of base and eye level units/drawers with plenty of counter work tops. There are built in appliances including an electric double oven, gas hob with an extractor hood over there is also a built in dishwasher. There is a lovely feature fireplace with ornate surround and houses the gas fired Rayburn for cooking and hot water. The kitchen also features the original servants bells adding character to an already impressive room. From the kitchen there are doors to the hallway and to the formal dining room. The dining room is a lovely room with high ceilings and a wonderful feature fireplace, natural slate flooring, a window with a front aspect and a storage cupboard housing the gas boiler. The main reception room is to the rear enjoying views over the rear garden. This room has an attractive marble and slate open fireplace and stripped wooden flooring. The third reception room also has a rear aspect over the garden and has a period open fireplace. The final room on the ground floor is the downstairs wc/utility room which has space and plumbing for a washing machine and space for a tumble dryer. There is a low level wc and a wash hand basin.

From the entrance hall an impressive staircase rises to the first floor galleried landing. This is a wonderful space with windows to the side and rear offering lovely views over North Tawton. The landing has a door to the staircase up to the third floor, a storage cupboard and a door to the family bathroom and the further inner landing. The family bathroom is spacious and has a white suite including a roll top bath and claw footed free standing bath with a monsoon shower over. There is an attractive sink and a high level wc. The bathroom has two windows one incorporating stunning stained glass. The inner landing has access to two double bedrooms and the main bedroom suite. The main bedroom is a generous size with a beautiful fireplace, built in wardrobes and a separate cupboard. From this bedroom there is a door leading to the dressing room with a lovely period fireplace. From the dressing room there are doors to the ensuite shower room and to the inner landing. The second bedroom on this level is again a large double bedroom with views to the rear.

From the spacious main galleried landing there is a door to a further staircase leading up to the third floor which has a further four double bedrooms and a further shower room.

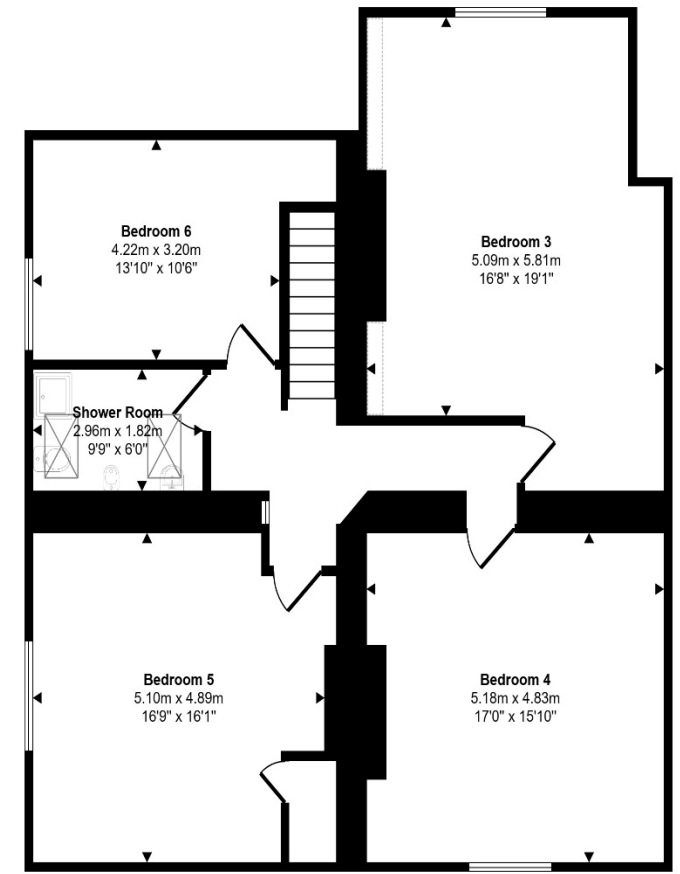
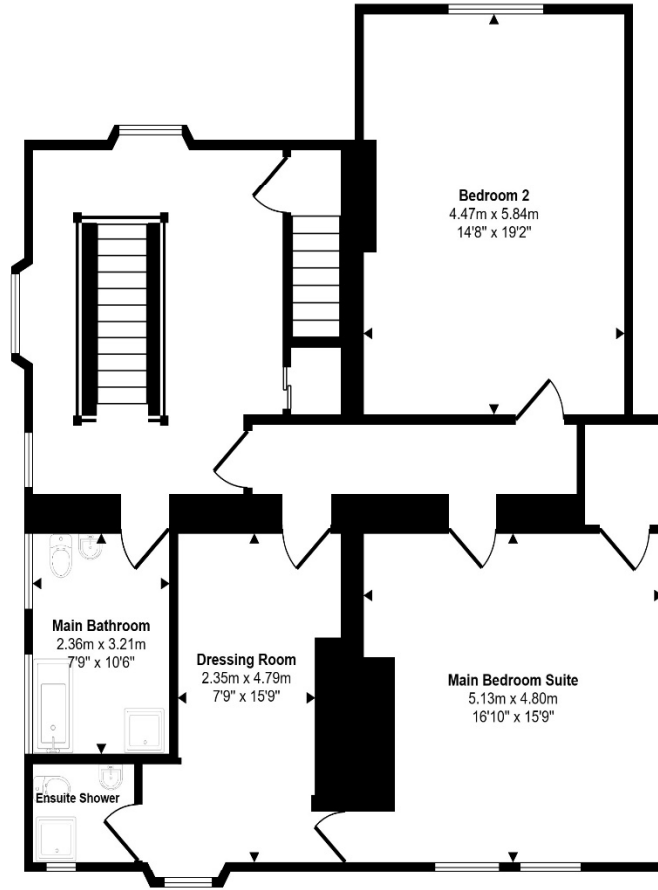
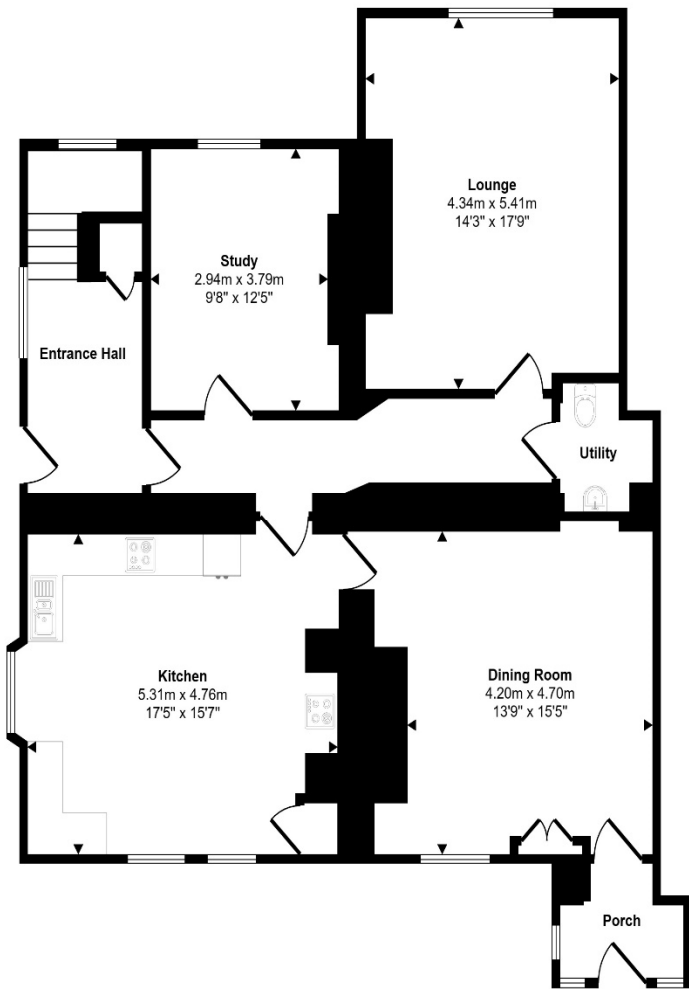
Outside to the rear there is a great size rear garden which has a large entertaining patio offering views over the town and neighbouring countryside and leads down to the main lawned area which has a variety of mature planting beds housing many bushes, shrubs and trees. There is a further vine covered pergola allowing for a shaded seating/dining/entertaining area. There is also a gated side vegetable garden area. The garden has a large timber workshop/storage shed and a green house. The garden has a side gate leading to the front driveway. The front driveway is gated and offers parking for several cars and has an EV charging point.







Approx Gross Internal Area  
364 sq m / 3915 sq ft



Ground Floor  
Approx 120 sq m / 1295 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property



Stuart Oliver Residential – Mid Devon Property Specialists

01647 400057

info@stuartoliverresidential.com

www.stuartoliverresidential.com



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