



Essington House
Essington, North Tawton

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Essington House

Essington, North Tawton EX20 2EX

A fine six bedroom Grade II listed property, in the sought-after town of North Tawton

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Reception hall | Sitting room | Study | Dining room | Kitchen | Cloakroom | Principal bedroom with dressing room & en suite shower room | 5 Further bedrooms | Family bathroom | Shower room | Shed | Garden | EPC rating D

The property

This attractive home forms part of the impressive Grade II listed Essington House that dates from the early part of the 19th century. It features handsome stone and rendered elevations, sash windows and elegant period styling, including ceiling corning and original fireplaces.

The ground floor reception rooms include the comfortable sitting room with its wooden flooring and open fireplace, and a family dining room and a useful study, both of which have original fireplaces, with the dining room featuring slate tiled flooring and built-in storage. The well-proportioned kitchen has bespoke wooden storage units to base and wall level, as well as integrated appliances and space for a breakfast table for informal dining.

The six bedrooms are arranged across the first and second floors, with the two bedrooms on the first floor including the principal with its dressing room and en suite shower room. The first floor has a family bathroom, with

the second floor offering a further four well-presented double bedrooms, as well as a shower room.

Outside

At the front of the property, the block-paved driveway provides parking for several vehicles and access to the garden shed. The rear garden has an area of paved terracing for al fresco dining, and a split-level lawn with colourful border beds and various mature trees, providing a sense of peace and privacy.

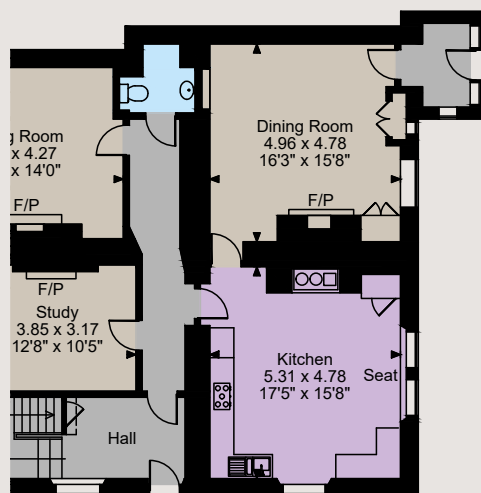
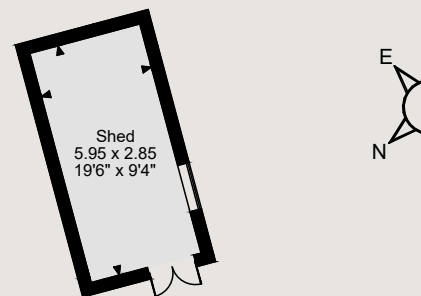
Location

The property is set in the heart of the charming small town of North Tawton. The town offers various amenities, including pubs, cafés and restaurants, local shops, a doctor's surgery and a pharmacy, as well as a local primary school. The picturesque town of Okehampton is seven miles away, providing a range of shops and supermarkets, as well as leisure facilities. Okehampton also offers a choice of schooling, including the outstanding-rated secondary, Okehampton College and a trainline with a direct line to Exeter. For leisure, there are plenty of excellent walking, cycling and riding routes across the nearby Dartmoor National Park, while golf is available at Okehampton Golf Club. By road, the A30 provides fast and efficient connections to Exeter, and the M5.

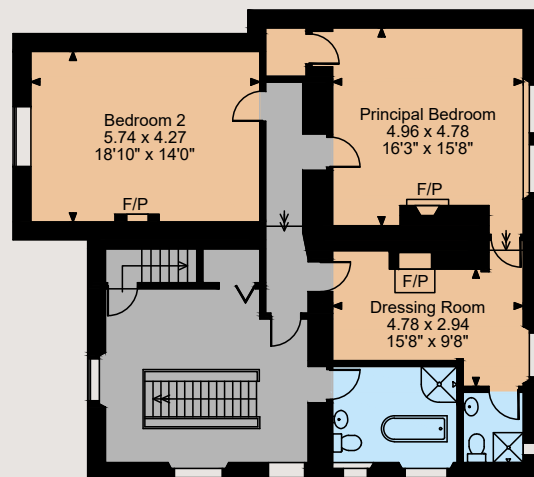




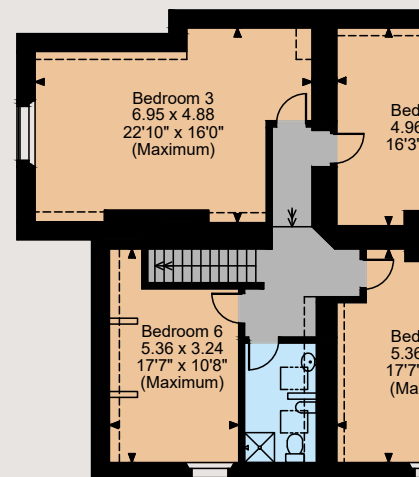
Floorplans
Main House internal area 3,759 sq ft (349 sq m)
Shed internal area 183 sq ft (17 sq m)
Total internal area 3,942 sq ft (366 sq m)



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3Words///tycoons.cherished.minivans brings you to the property's driveway.

General

Local Authority: West Devon Borough Council

Services: Mains electricity, water and drainage. Gas central heating.

Council Tax: Band D

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure: Freehold

Guide Price: £650,000

Exeter

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