



TOTAL FLOOR AREA: 2241 sq.ft. (208.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 4 Bedroom House With Annex Potential

2, Old School Houses Chivenor, Nr Barnstaple, Devon, EX31 4AS

Asking Price

**£485,000**

- Spacious 4 Bedroom Former School
- Kitchen/ Breakfast Room & 2 Utilities
- Double Glazing & Oil Heating
- 1 Acre Grounds & Potential Annex
- 2 Reception Rooms
- Tremendous Potential for Income
- 2 Shower Rooms & Cloakroom
- Ample Parking & Large Garage
- Viewing Essential to Appreciate

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## Room list:

### Entrance Porch & Hall

#### Living room

6.02 max x 4.90 (19'9" max x 16'0")

#### Kitchen/ Breakfast Room

4.88 x 3.78 (16'0" x 12'4")

#### Dining Room

4.49 x 3.41 (14'8" x 11'2")

#### Utility

4.25 x 1.49 (13'11" x 4'10")

#### Cloakroom

#### Utility/ Kitchenette

3.67 x 2.37 max (12'0" x 7'9" max)

#### Landing

#### Bedroom 1

6.41 x 4.06 (21'0" x 13'3")

#### Bedroom 2

4.48 x 3.26 (14'8" x 10'8")

#### Bedroom 3

3.71 max x 2.42 (12'2" max x 7'11")

#### Bedroom 4

3.26 narr 2.20 x 2.29 (10'8" narr 7'2" x 7'6")

#### Shower Room 1

4.02 x 2.90 (13'2" x 9'6")

#### Shower Room 2

2.03 x 1.13 (6'7" x 3'8")

#### Garage

4.87 x 4.69 (15'11" x 15'4")

#### Shed

5.5 x 5 (18'0" x 16'4")

#### Ample Off Road Parking

#### Gardens & Paddock to Approx 1 Acre

As the name suggests, this well proportioned house was the former school classroom of Heanton School and after this, for a period of time, it was a corn store. The present owner has resided at the house for 24 happy years but the time has come to move on. The house has the benefit of double glazing, oil central heating and a 1 ACRE PADDOCK which is to the front of the property.

This is a rare opportunity to acquire a good size home which is ideal for a growing family. Furthermore, it offers tremendous potential to form an annex (sub any PP) to one side and this would be ideal either for a dependent relative or to let out for a regular income stream. Therefore, we recommend a full viewing to fully appreciate the size and potential. The house is of attractive exposed stone construction with Marland brick quoins under a tiled roof with crested ridge tiles.

The rooms flow nicely with an entrance porch and good size hall. There is an ' L' shaped living room and a good size kitchen/ breakfast room with some built in appliances and tiled floor. A lobby connects these two rooms and also to the rear utility room and cloakroom. From here, there is access to a 2nd utility/ kitchenette. and it is from this side of the house which could be made in the annex. This then leads to the dining room which further leads to the attached former garage. This is very useful space and ideal for storage or housing dogs. To the first floor is a landing which looks right down the garden and paddock. There are 4 bedrooms, 2 with built in wardrobes and 2 shower rooms.

The house stands on a large level plot with lawns and shrubs to the front. To the rear is a small yard area. There is off road parking to the front with an attached large garage which could form part of an annex. There is a drive to the front over which the farmer, who owns the adjoining land, has access but rarely exercises this right. Beyond this drive is the LARGE, LEVEL PADDOCK. This is laid to grass and stretches to a point. There is a modern detached metal shed for implements, storage and ride on mower. The paddock is ideal for a pony. There is just a small courtyard area to the rear of the house.

This is an excellent opportunity for those looking for something a little different, something which offers potential for an income and something with some land for a variety of uses.

## Services

Joint Septic Tank Drainage. Oil  
Central Heating. Water. Electric

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment through  
Phillips, Smith & Dunn Branton  
branch on  
01271 814114

