



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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Barnstaple take the A361 to Braunton. Continue on from the dual carriageway and past Heanton Court. Continue on into Chivenor. After the village sign, pass the left turning into Chivenor Business Park and then slow down as the property will be the first on the right hand side. Sharp turning into the drive just a the hedge finishes.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## 4 Bedroom House With Annex Potential

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

Asking Price  
**£500,000**

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



## 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 a 1 ACRE PADDOCK.

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 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 a 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 then 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 ACRE 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

Although tucked away just off the A361, the property offers easy access to the village of Braunton as there is a bus stop very close by. Also, just a few minutes walk away, there is a Murco petrol station with a Spar shop. Braunton is close by and is considered one of the largest in the country and offers a wide range of amenities which include primary and secondary schools, a medical centre, churches, public houses, restaurants and a good number of shops and stores. Close by is the renowned Thatched Barn Inn/restaurant and also a Tesco's superstore. You can walk to The Tarka Trail which offers many miles of delightful walks to the side of the Taw Estuary towards Barnstaple.

6 miles to the west are the sandy beaches at Croyde and Saunton which are also connected by the regular bus service. Saunton also offers an excellent golf club with 2 championship courses. Braunton Burrows is just outside Braunton and is a UNESCO designated site being the largest area of sand dunes in the country. The ancient borough of Barnstaple is approximately 4 miles to the east and is the principal market town of north Devon. Here a wider range of amenities can be found as well as covered shopping in the centre at Green Lanes and out of town shopping at Roundswell. There are further leisure facilities including a brand new leisure centre, the Tarka Tennis Centre, Scott's Cinema and The Queens Hall Theatre.

There is access on to The North Devon Link Road which connects to the M5 motorway at Junction 27, Tiverton where there is also Tiverton Parkway railway station which connects to London Paddington. The Tarka rail line also connects Barnstaple to Exeter in the South, which also connects to London Paddington.

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

Water, Electric. Joint Septic Tank  
Oil Central Heating

## Council Tax band

D

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Braunton  
branch on  
01271 814114