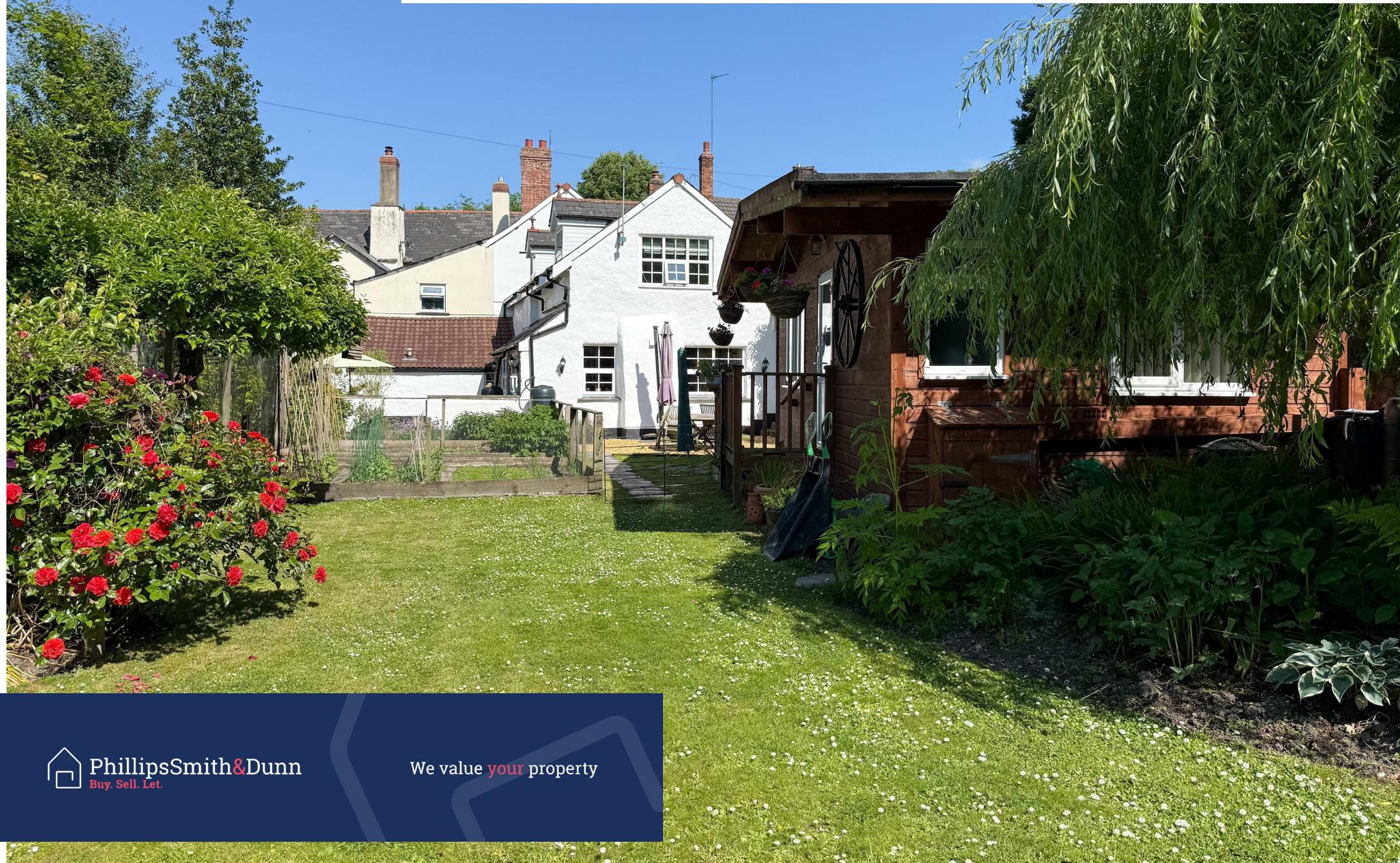


Guide Price

Five Bedroom Character Property with Cabin

1 The Bushens, Bishops Tawton, Barnstaple, EX32 0AA

£485,000





Immaculate Character Property with Modern Features

1 The Bushens, Bishops Tawton, Barnstaple, EX32 0AA



Nestled in the picturesque village of Bishops Tawton, this beautifully presented dual split property offers a rare and versatile lifestyle opportunity. Formerly a successful bed & breakfast, the residence has been tastefully reimagined over time to provide flexible living options—ideal for multi-generational families, holiday lets, or continued hospitality use.

Set within lush, meticulously maintained gardens, the accommodation comprises two charming adjoining cottages and a delightful one-bedroom cabin. The first cottage features two well-appointed bedrooms, a stylish bathroom, a modern kitchen, and a welcoming living room. The second, slightly larger cottage offers three generous bedrooms, a second kitchen and living area, and two bathrooms—perfect for larger families or guest accommodation.

At the rear of the garden, the detached one-bedroom cabin offers a peaceful retreat; ideal for guests. It enhances the property's overall flexibility.

The landscaped gardens are a standout feature, offering maintained lawns, mature planting, and inviting seating areas—perfect for outdoor dining, entertaining, or quiet relaxation.

Positioned within walking distance of village amenities, the home benefits from a highly regarded primary school, a welcoming village church, and the popular Chichester Arms pub. Secondary education is available nearby at The Park Community School, and a regular bus service connects the village to surrounding areas.

Just 2 miles north is Barnstaple, North Devon's vibrant administrative centre, offering a comprehensive range of shops, cafes, leisure facilities, and the Green Lanes Shopping Centre.

For those seeking coastal escapes, the world-renowned beaches at Saunton, Croyde, Putsborough, and Woolacombe—along with two championship golf courses—are easily accessible.

This unique and adaptable property blends countryside charm with modern convenience, offering a superb home in one of North Devon's most desirable village settings.

DETAILS

Front Cottage – 3 Bedrooms

Upon entering the front cottage, a beautiful living room greets you to the left. Here, a working log burner sits proudly within an original inglenook fireplace, framed by exposed brickwork and slate flooring that flows throughout the ground floor—creating a cosy yet timeless atmosphere.

This leads seamlessly into a spacious kitchen-diner full of character, where exposed beams meet modern design. The kitchen is well-equipped with generous worktop and cupboard space, under-counter washing machine, dishwasher, fridge, freezer, and gas oven, with a sink and drainer overlooking a private courtyard. A ground floor WC completes the downstairs layout.

Upstairs, the principal bedroom is a spacious double with ample room for furnishings and benefits from a private ensuite bathroom. The second bedroom is also a large double, enhanced by a charming cast iron fireplace, while the third bedroom serves as a comfortable single. A luxurious four-piece family bathroom sits centrally, featuring a classic four-legged roll-top bath, a separate shower, sink, and WC—offering boutique hotel style in a home setting.

Adjoining Cottage – 2 Bedrooms

Through a discreet wooden door from the kitchen, the property opens into the second, two-bedroom cottage. On the ground floor, you'll find an impressive open-plan living area combining a modern kitchen-diner with a generous lounge space. The kitchen includes plentiful storage, a Belfast sink overlooking the garden, dishwasher, and a large RangeMaster cooker, ideal for hosting and family meals. A second log burner adds character and warmth to the living area.

Practicality is considered with a utility room, ground floor WC, and additional storage room.

Up a charming spiral staircase, two large double bedrooms await—both featuring vaulted ceilings and built-in wardrobes. A modern shower room with a large walk-in shower is accessible from the landing, completing this self-contained and stylish residence.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office

Room Measurements

FRONT COTTAGE

Entrance Hall 4.30m x 2.30m (14'1" x 7'6")

Living Room 4.30m x 4.20m (14'1" x 13'9")

Kitchen Diner 5.80m x 4.10m (19'0" x 13'5")

WC 1.50m x 1.60m (4'11" x 5'2")

Master Suite 4.70m x 3.95m (15'5" x 12'11")

Ensuite 1.85m x 2.05m (6'0" x 6'8")

Bedroom 2 3.40m x 4.15m (11'1" x 13'7")

Bedroom 3 3.45m x 2.75m (11'3" x 9'0")

Family Bathroom 2.45m x 3.50m (8'0" x 11'5")

REAR COTTAGE

Living Room 5.10m x 4.35m (16'8" x 14'3")

Kitchen Diner 5.90m x 5.20m (19'4" x 17'0")

Store 3.05m x 1.10m (10'0" x 3'7")

WC 1.75m x 1.15m (5'8" x 3'9")

Utility Room 3.90m x 1.45m (12'9" x 4'9")

Bedroom 1 5.50m x 4.40m (18'0" x 14'5")

Bedroom 2 4.35m x 4.70m (14'3" x 15'5")

Shower Room 2.20m x 2.05m (7'2" x 6'8")

LODGE

Open Plan Living Space 4.50m x 3.40m (14'9" x 11'1")

Bedroom 3.00m x 2.40m (9'10" x 7'10")

Shower Room 2.45m x 0.90m (8'0" x 2'11")





External

Garden & Log Cabin

The garden is a true haven—beautifully landscaped and thoughtfully zoned. A large patio area is ideal for alfresco dining and relaxation, while stone-chipped pathways lead to a second, more secluded seating area overlooking a well-tended vegetable garden. The rest of the grounds are laid to lawn, framed by colourful planting beds, flowering shrubs, and a magnificent weeping willow tree as a centrepiece.

Set within this idyllic garden is the detached log cabin—a superb bonus to the property. This cosy yet stylish annexe includes an open-plan kitchen, diner and living space, bedroom with fitted wardrobes, and a contemporary shower room. It is an ideal space for guest accommodation or a peaceful studio retreat.

DIRECTIONS

Approaching Barnstaple on the A361 North Devon Link Road as you approach the town bear left at the first roundabout on to the A39. At the next roundabout, turn left onto Bishops Tawton Road on to the A377 signposted to Crediton, proceed up the hill bearing around to the left and continue ahead, as the road heads into village continue down. Turning right just before Bishops Tawton Church. No 1 will be situated on your left hand side.



VIEWING

**By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878**





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.
Made with Measureit ©2012