

2 Codden Hill House







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Bishops Tawton, Barnstaple, Devon, EX32 0AD

Within walking distance of village amenities, open countryside and 10 minutes from Barnstaple/the Link Road

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A fine Grade II Listed central portion of a substantial former Victorian Vicarage, together with large garden bordering a stream, in a quiet & sought after village location

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- Versatile layout which suits dual occupation
- Family/TV Room, Dining Room
- 3 First Floor Bedrooms, Bath/Shower Room
- 2nd Floor can be a self-contained Flat
- Council Tax Band E
- Hall, Cloakroom, Sitting Room
- Galley Kitchen, Utility Room
- Two 2nd Floor Bedrooms & Shower Room
- Double Garage & Parking, Mature gardens
- Freehold

Guide Price £600,000

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SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds, as the position is almost semi-rural, backing onto the Venn stream (a tributary of the River Taw) and with views over open meadows beyond, yet the village church is across the road and both the preschool and primary school are within walking distance. There are also bus services nearby which run to Barnstaple, which is less than 10 minutes by car, and as the regional centre, offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. On the periphery of Barnstaple is the North Devon Link Road, which runs on in a further 45 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. A branch railway line links Barnstaple with Exeter St David's and Exeter Central. Just over 1/2 an hour by car are the renowned coastal resorts of Croyde, Instow, Saunton (also with Championship Golf Course), Putsborough and Woolacombe. Exmoor National Park is a similar distance. The area is well served by a range of state schools, as well as private schools with Kingsley at Bideford, West Buckland and Blundell's at Tiverton. Another benefit of the property is the proximity to lanes which lead to open countryside and miles of excellent public footpaths.

DESCRIPTION

2 Codden Hill House comprises the central portion of a former Vicarage, understood to have originally been the largest Vicarage in Devon - built in 1841 but divided into three dwellings around 1950. The property is Grade II Listed as being of architectural and historical importance, and presents elevations of painted render, beneath a slate roof with Marland cream brick chimney stacks. The facade features ornate detail and has a Flemish influence. The accommodation is arranged over three floors and combines original period features with 21st Century refinements. Most rooms benefit from lofty ceilings and very comfortable head heights. The second floor can be self-contained internally and provide accommodation for relatives or possibly for some home and income use. This area is currently arranged as two bedrooms and a shower room, which could adapt to reception room, bedroom, shower room, and there is a large landing space where there is potential to create a kitchenette (subject to any necessary planning consent). The house is complemented by very attractive and well-tended gardens, which are tiered following the grading of the land to the Venn stream - a delightful feature. The gardens amount to just under 1/2 an acre and include a double garage with additional parking. This is certainly a property which needs to be viewed internally to be fully appreciated.













ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE HALL. CLOAKROOM. Elegant SITTING ROOM to the front of the house with views over the FRONT GARDEN, feature fireplace with arched niches flanking either side - each with cupboards below. FAMILY ROOM - once again with feature fireplace and fitted wood burner. Double doors opening into DINING ROOM - at the back of the house with views over the REAR GARDEN. Open archway leading through to the KITCHEN - well equipped with ample base and wall units and the usual appliances. Adjacent UTILITY ROOM. A door leads from the KITCHEN into the REAR GARDEN & TERRACE.

FIRST FLOOR

Landing. Two DOUBLE BEDROOMS - each with original features and lovely outlooks. BEDROOM 3 currently arranged as a STUDY. Well-appointed FAMILY BATHROOM/SHOWER ROOM.

SECOND FLOOR

Spacious landing or snug area - providing a quiet retreat, ideal for reading or relaxing. This Floor also houses two further generously sized DOUBLE BEDROOMS, each full of character and enjoying elevated views over the garden and surrounding countryside. SHOWER ROOM.

OUTSIDE

The property is approached initially over an open pillared shared entrance, which serves the three dwellings. This then leads on to a private designated parking area for several vehicles, in addition to a DOUBLE GARAGE which features twin doors and separate pedestrian access. There is eaves storage, power and light connected. The FRONT GARDEN is laid mainly to lawn and features a mature magnolia. A pathway leads from the garage to the house. To the rear is a beautifully landscaped TERRACED GARDEN, arranged across three levels - designed with both relaxation and outdoor entertaining in mind. The garden includes an array of seating and lawned areas, a paved SUN TERRACE, ornamental POND, rockery with water feature, and at the lowest level a lovely lawned area adjacent to the gently flowing Venn stream. From here one could launch a kayak and access the River Taw - of which it is a tributary - or simply sit back and enjoy the delightful surroundings.

SERVICES

All mains services connected. Heating is gas-fired. According to Ofcom, Ultrafast broadband is available in the area and there is limited mobile signal. For further information please visit https://checker.ofcom.org.uk

SPECIAL NOTES

There is a flying freehold element on the First Floor where a bedroom in the adjoining property (No.1) runs above part of No.2.

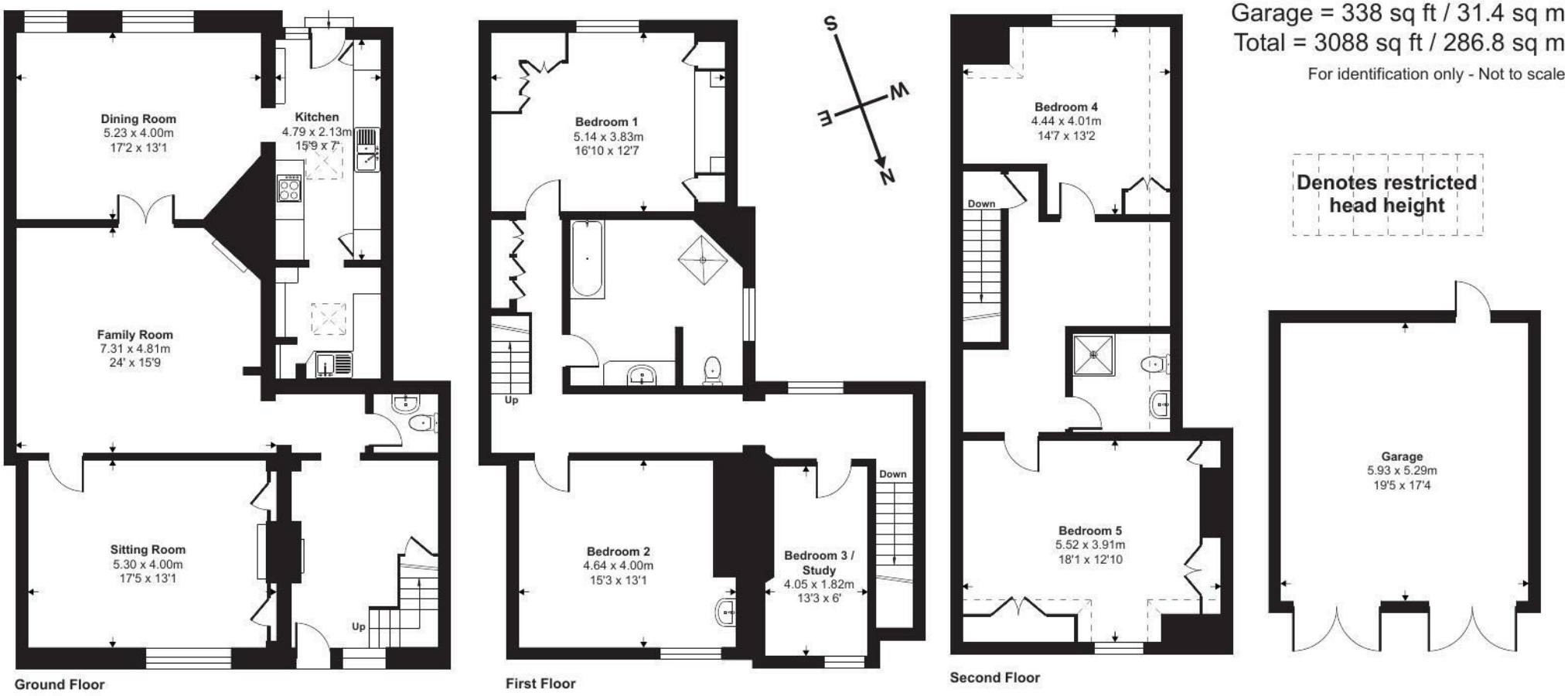
No.2 has a pedestrian right of way to cross around the side and rear of No.1 to access the garden, as appropriate.

DIRECTIONS

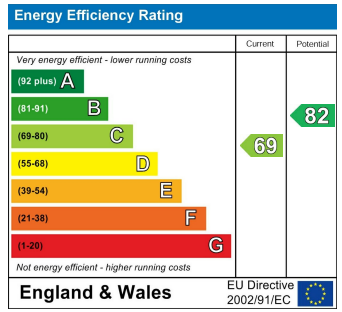
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Leaving Barnstaple on the A377 Exeter road signposted to Bishops Tawton, continue into the village and just opposite the church is a high stone wall, where there is an entrance which leads to the property, just before the turning into Village Street. The garages for No.2 are the first in on the left, with its private parking opposite.

Approximate Area = 2645 sq ft / 245.7 sq m
Limited Use Area(s) = 105 sq ft / 9.7 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 3088 sq ft / 286.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1442570



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