



MICHAEL ADEY
PROPERTY



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CHOLHOUSE

NORTH TAWTON



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BONDLEIGH, NORTH TAWTON
DEVON - EX20 2AL

ABOUT THE DEVELOPMENT

An exclusive collection of just four exceptional homes, occupying an enviable position amidst the rolling Devon countryside and commanding breathtaking panoramic views. Expertly crafted by the highly regarded Lake Construction, the development showcases a commitment to quality craftsmanship, timeless design and meticulous attention to detail.

Approached via a private lane, the development offers a rare combination of privacy, luxury and sustainability. Three of the homes benefit from double garages, with additional parking and a shared turning area. Designed for modern living, each residence incorporates an impressive range of energy-efficient features including solar PV systems, battery storage, air source heat pumps and EV charging points, complemented by underfloor heating throughout the ground floor.

Constructed to an exacting specification, the homes combine traditional and contemporary architectural influences, featuring natural slate roofs, attractive Park stone and rendered elevations, cast iron-style rainwater goods and high-performance timber windows. Enhanced levels of insulation and advanced heating technologies ensure exceptional comfort and efficiency throughout.

Further benefits include a 7-Year Architect's Certificate and the opportunity to acquire additional land by separate negotiation, offering a unique lifestyle opportunity in one of Devon's most picturesque rural settings.





THE STABLES

Approx. **161.2 sq m / 1,735 sq ft**

A beautifully designed home offering spacious and well-appointed accommodation. The ground floor features a large entrance hallway with bi-fold doors to a rear sun terrace, a 26'1 living room, office, and shower room, along with an impressive 32'10 open-plan kitchen/dining/family room with vaulted ceilings and exposed beams, fitted with integrated Bosch appliances and doors opening onto the garden.

The first floor provides two double bedrooms, including a principal with en-suite, plus a separate shower room. Finished with a combination of oak flooring and fitted carpets.

Outside, there is a detached 3m x 6m garage and an enclosed wrap-around lawned garden with large sun terrace, enjoying views towards Dartmoor. Additional land may be available by separate negotiation.

For layout and approximate room measurements, please see the enclosed floor plan or [VIRTUAL TOUR](#)



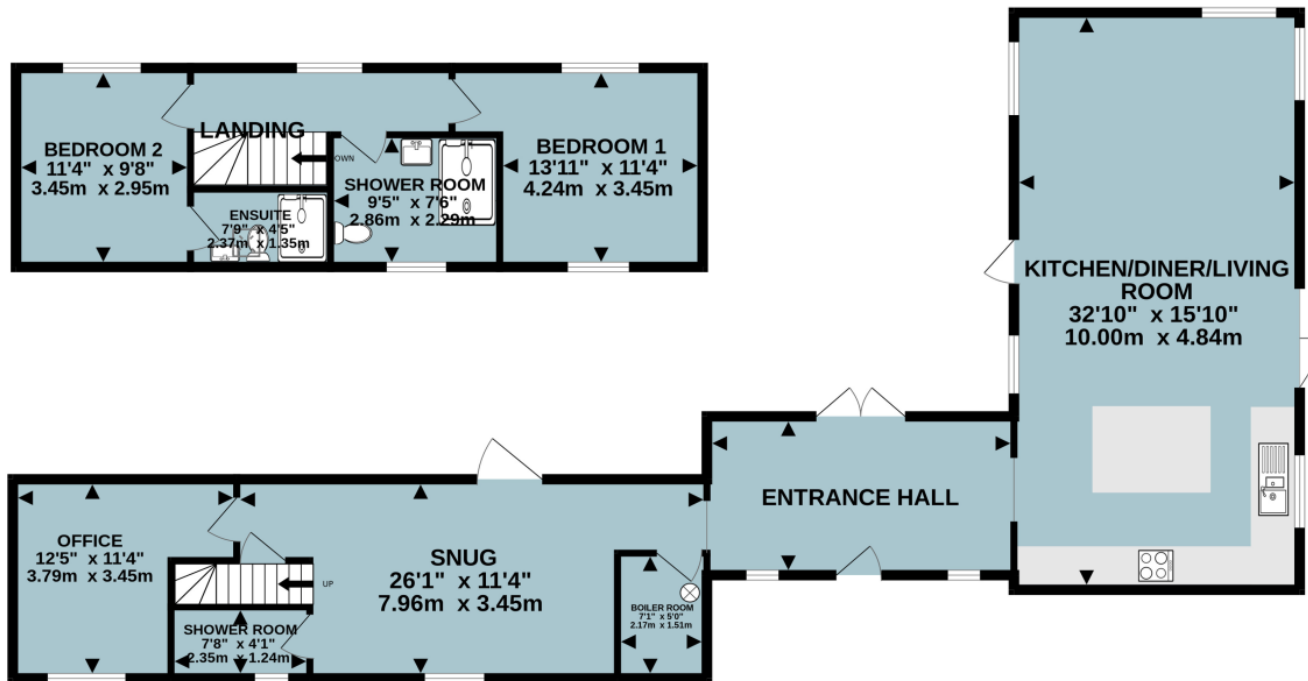




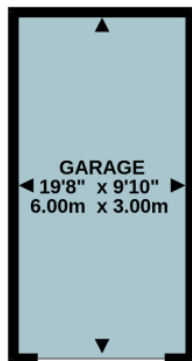


GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



GARAGE
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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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MOOR VIEW

Approx. 150 sq m / 1,614 sq ft

Spacious end-of-terrace home offering well-planned accommodation, including a large entrance hall, cloakroom/WC, utility room and a living room with fireplace. Impressive open-plan kitchen/dining/family room with integrated Bosch appliances and bi-fold doors opening onto the garden.

First floor provides three double bedrooms, including a principal with en-suite and built-in storage, plus a family bathroom. Finished with oak flooring and fitted carpets.

Outside benefits from a double garage with EV charging point and an enclosed lawned garden with sun terrace enjoying views towards Dartmoor.

Additional land may be available by separate negotiation.

For layout and approximate room measurements, please see the enclosed floor plan.

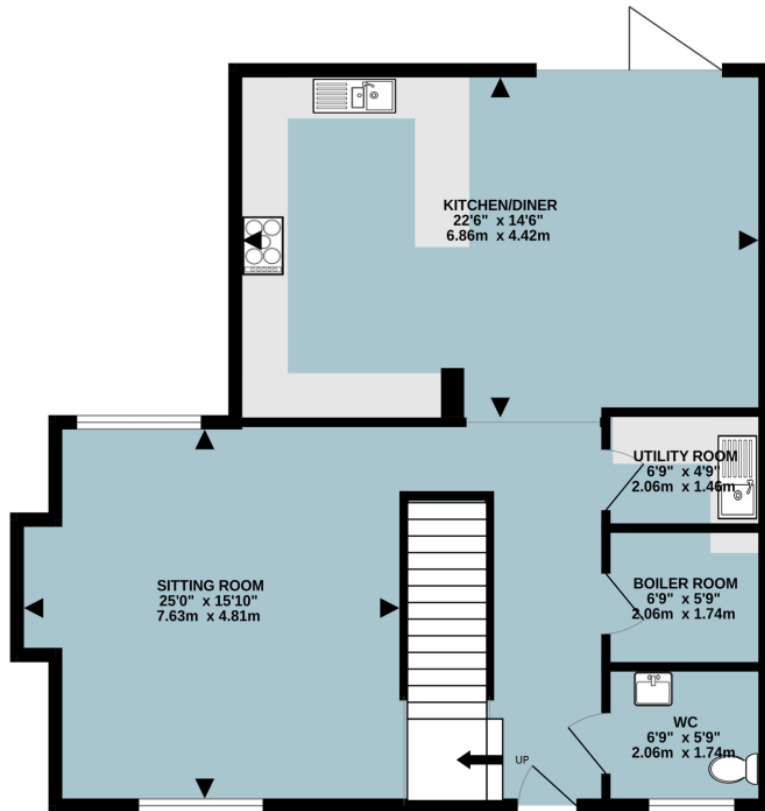




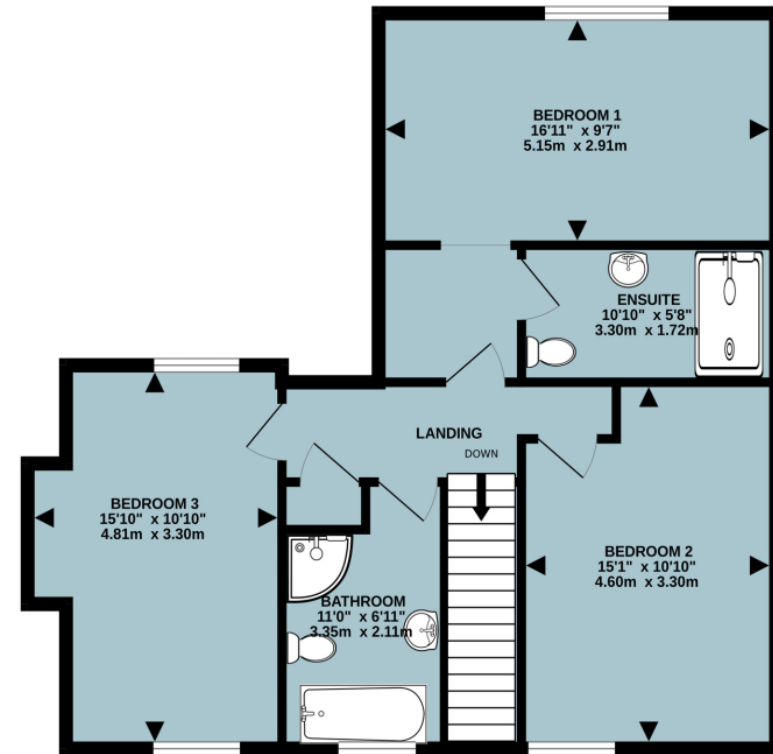




GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

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CHURCH VIEW & THE OAKS

Approx. 180 sq m / 1,937 sq ft

Spacious mid-terrace and end-of-terrace homes offering well-planned and versatile accommodation. The ground floor features a large entrance hallway, cloakroom/WC, utility room, living room with fireplace, and an impressive bespoke open-plan kitchen/dining/family room with integrated Bosch appliances and bi-fold doors opening onto the garden.

The first floor provides four bedrooms, including a principal with en-suite, along with a modern family bathroom. The property is finished with a combination of oak flooring and fitted carpets throughout.

Externally, there is a double garage with EV charging point and an enclosed lawned garden with a sun terrace, enjoying views towards Dartmoor. Additional land may be available by separate negotiation.

For layout and approximate room measurements, please see the enclosed floor plan.

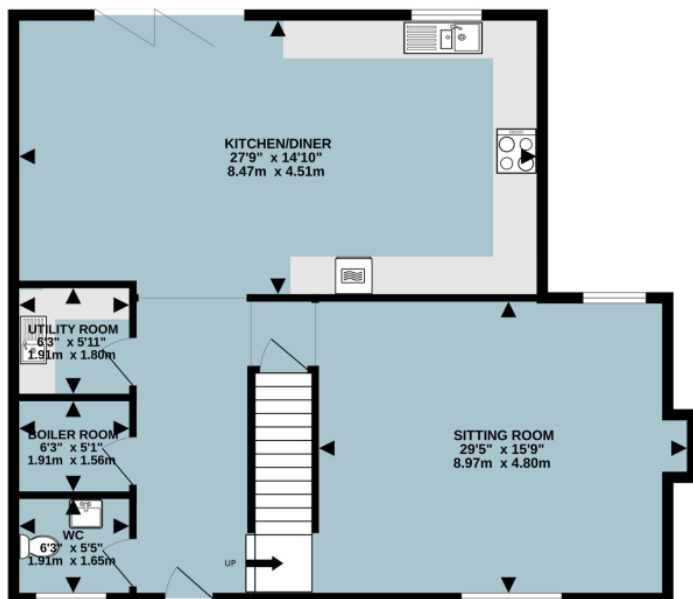




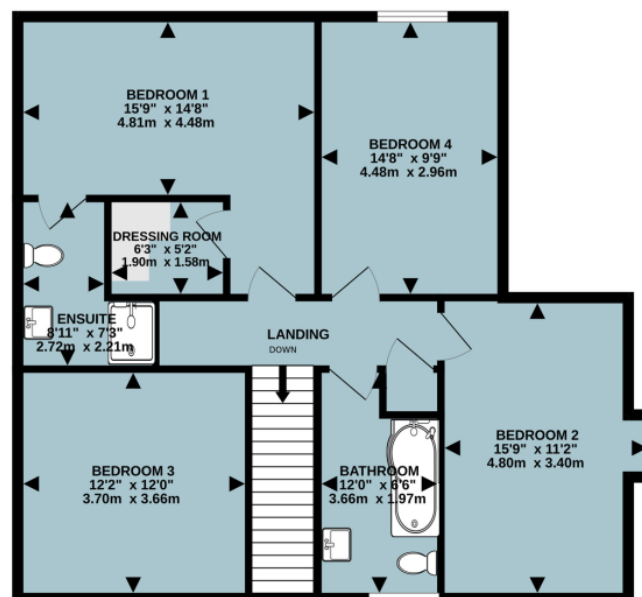




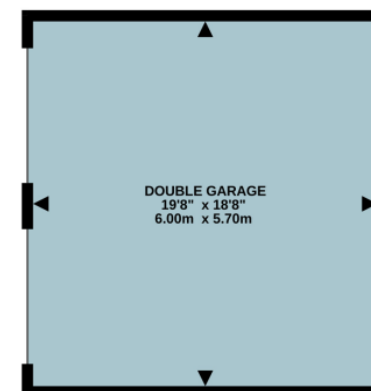
GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



GARAGE
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

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THE AREA

The picturesque rural village of Bondleigh sits in the heart of central Devon, surrounded by unspoilt rolling countryside that gives the area its peaceful, quintessentially English character. Located around 9 miles north of Okehampton and within easy reach of Dartmoor National Park, Bondleigh offers a quiet village lifestyle with scenic landscapes on the doorstep. Just up the road is Rathkenny Stud offers high-quality equine facilities alongside professional, attentive horse care in a peaceful rural setting.

Within the village itself, there is a church that serves as a focal point for the local community. For day-to-day amenities, the nearby village of Winkleigh provides a good range of facilities, including a post office, public houses, a primary school and pre-school, a butcher, veterinary and doctors' surgeries, hairdressers, garages, a grocery store, a coffee house, two well-supported village halls, and a sports centre.

Just two miles to the south lies the small town of North Tawton, which offers a further selection of local shops and essential services, making it a convenient nearby hub.

For more extensive amenities, the market town of Okehampton provides supermarkets (including Waitrose), independent shops, professional services such as accountants and solicitors, a dental practice, hospital, secondary school/community college, leisure centre, golf course, and railway station offering direct connections to Exeter.

The nearby A30 provides excellent transport links, allowing easy travel east to Exeter and west toward the stunning coastal towns and beaches of Cornwall.

Overall, Bondleigh combines tranquil rural living with convenient access to a wide range of local and regional amenities.





North Tawton - 2.6 miles
Winkleigh - 4.3 miles
Okehampton - 10.6 miles
Credton - 14.2 miles
Exeter - 22 miles
Barnstaple - 24 miles
Tiverton - 24.6 miles



Winkleigh School - 4.1 miles
North Tawton School - 2.9 miles
Lapford School - 5.9 miles
Okehampton College - 10.3 miles
Exeter College - 21.6 miles
Chulmleigh College - 10 miles



Exmouth Beach - 37.1 miles
Woolacombe - 35.5 miles
Croyde - 34.3 miles
Saunton - 30.8 miles



Eggesford Train station - 6.3 miles
Exeter St Davids - 21.4 miles



Junction 27 (M5) via A361 - 31.6 miles
Junction 31 (M5) via A30—25.9 miles



Exeter Airport - 32.6 miles
Bristol Airport - 94.6 miles









The Oaks





SERVICES & OUTGOINGS

We understand that the properties are connected to mains electricity and water, with private drainage provided via individual treatment plants serving each dwelling.

Moor View, Church View and The Oaks benefit from a comprehensive range of energy-efficient features, including EV charging points, 5kW battery storage systems, solar PV panels, air source heat pumps and underfloor heating.

The Stables is equipped with an air source heat pump and underfloor heating, providing efficient and comfortable modern living.

West Devon Council – To Be Assessed

EPC - Moor View, Church View, The Oaks - Band B

The Stables - Band C

Tenure - Freehold

Mobile & Broadband - VISIT OFCOM for speeds and coverage.

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.





DIRECTIONS

Start in **Winkleigh**.

Continue to the A3124 — about **2 minutes (0.4 miles)**.

Turn right onto the A3124.

Follow the **A3124** for about **3 minutes (1.8 miles)**.

Turn onto Cholhouse Lane and continue to your destination — about **7 minutes (2.0 miles)**.

Total distance: approximately **4.2 miles**
Estimated driving time: approximately **12 minutes**

DIGITAL MEDIA LINKS - [CLICK](#)

What 3 Words Location - [///prickly.spout.corrode](#)

[THE STABLES VIRTUAL TOUR](#)

[THE OAKS VIRTUAL TOUR](#)

Property Reference **#RS0650**

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