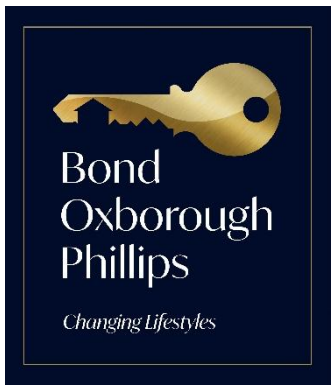




3 River Walk
Limers Hill
Torrington
Devon
EX38 8AX

Asking Price: £375,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

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Overview

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This is a truly stunning example of a modern family home, perfectly designed for busy families seeking style, space and an effortless way of life. Rarely does a property of this calibre come to the market in Torrington particularly one positioned directly alongside the breathtaking Torrington Commons, with over 365 acres of rolling common land quite literally on your doorstep. The sense of space, freedom and panoramic scenery here is simply incredible.

From the moment you step inside, the impressive entrance hall sets the tone. A striking floor to ceiling window floods the space with natural light, creating an immediate feeling of openness and warmth. Off the hallway you will find a stylish downstairs shower room, perfect for guests or busy family mornings, along with a generous double-door coat cupboard providing excellent storage.

Leading you into the heart of the home a sizeable open-plan living space designed with modern family life in mind. The kitchen is sleek, contemporary and beautifully appointed, centred around a statement island that takes pride of place. Integrated appliances include a fridge freezer, dishwasher, cooker and hob, ensuring both style and practicality.

Flowing seamlessly from the kitchen is the spacious lounge and dining area, offering ample room for relaxing and entertaining alike. Two large bi-folding doors open directly onto the garden, allowing natural light to pour in and effortlessly connecting indoor and outdoor living.

The ground floor also benefits from upgraded LVT flooring throughout the main living areas, while LED spot lighting enhances the clean, modern aesthetic. A separate utility room provides additional wall and base units, a sink, space for appliances and a convenient side door to the garden keeping everyday life neatly organised.

Ascending the staircase, complemented by a contemporary glass balustrade, you arrive at a spacious landing giving access to all four bedrooms and the family bathroom.

The master bedroom is simply a showstopper. Generously proportioned, it features double glass doors opening onto a Juliet balcony, perfectly framing the spectacular panoramic views across the Commons. A walk-through dressing area leads to a beautifully finished en-suite shower room, creating a true retreat.

Bedroom two is a wonderful guest suite, enjoying the same breathtaking views and offering direct access to the family bathroom. There is ample space here for a king-size bed and wardrobes.

Bedrooms three and four are both comfortable doubles, each enjoying delightful outlooks across the Commons or towards the charming surroundings of Great Torrington. Every bedroom benefits from plush carpeting, LED spot lighting and oak internal doors, adding to the home's high-quality finish.

The family bathroom is nothing short of impressive. Featuring a four-piece suite including a large walk-in shower, freestanding bath, vanity unit, toilet and sink, it is finished with stylish floor to ceiling tiling a space designed for relaxation as much as functionality. To the front, this is a home you will feel proud to arrive at. The crisp white render paired with contemporary grey windows creates striking kerb appeal. A block-paved driveway provides ample parking for up to four vehicles and leads to a large double garage with electric grey door, rear access, power and lighting.

Side access to both sides of the property leads you to the delightful south-facing rear garden. A generous lawned area offers space for children to play, while the patio provides the perfect setting for summer dining and soaking up the sun all enhanced by uninterrupted over-fence views that further amplify the feeling of openness.

Great Torrington is a vibrant and historic market town, perched proudly on a hill and surrounded by the remarkable Torrington Commons. A haven for walkers, cyclists and nature lovers, it offers an enviable lifestyle balance.

The renowned Tarka Trail is easily accessible, providing miles of scenic, largely traffic-free routes stretching north towards Ilfracombe and south to Meeth ideal for cycling, running or leisurely countryside strolls.

This is more than just a home; it is a lifestyle opportunity modern, low-maintenance living in an exceptional setting with views that will never fail to impress. A rare find in Great Torrington and one not to be missed.

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Floorplan



Directions

From Torrington proceed along the A386 (New Street) in the Bideford direction. Upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Proceed down the hill taking the first unmarked drive on the left hand side where the plots will be found on the right hand side with a For Sale notice clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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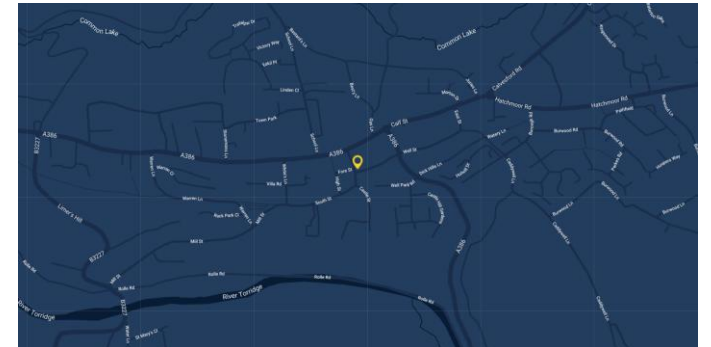
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