Bond Oxborough Phillips

Changing Lifestyles

Highcroft
Black Torrington
Beaworthy
Devon
EX21 5PX

Asking Price: £350,000 Freehold







01409 254 238
holsworthy@boppproperty.com

Highcroft, Black Torrington, Beaworthy, Devon, EX21 5PX

- 3 BEDROOMS
- DETACHED BUNGALOW
- GENEROUS SIZE FRONT & REAR GARDENS
- AMPLE OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER LOCATION
- REQUIRING MODERNISATION THROUGHOUT
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN







Location

Black Torrington is a traditional Devon village set in beautiful countryside between the market towns of Holsworthy and Hatherleigh. It offers a range of local amenities, including a Church of England Primary School, a Doctors Surgery with Pharmacy, a well-regarded local pub, and a Village Hall that serves as a hub for community events. The playing fields are well-equipped with a Multi-Use Games Area, children's play zone, toddler area, and outdoor fitness equipment. A Post Office service operates from the Community Hall on Fridays between 12:30pm and 2:30pm.

Surrounded by unspoilt rural landscapes, the area is ideal for those who enjoy walking, nature, and countryside living. Nearby villages include Sheepwash, Shebbear, Highampton and Stibb Cross, while the River Torridge offers accessible game fishing opportunities. Holsworthy, with its range of shops, supermarkets, schools, and leisure facilities, is just 9 miles away, with Hatherleigh approximately 6 miles to the east.

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Overview

Occupying a generous plot within the sought-after village of Black Torrington, this three-bedroom detached bungalow offers an excellent opportunity for those looking to modernise and create a home tailored to their own tastes.

The property enjoys a wonderful setting with multiple levelled garden areas that make the most of the impressive far-reaching views across Dartmoor, providing a fantastic outdoor space for relaxing, entertaining, or gardening.

Internally, the accommodation is well proportioned and arranged around a spacious entrance hall. This leads to a generous kitchen diner, ideal for family meals and social gatherings, along with a comfortable lounge. To the rear of the property are three well-proportioned bedrooms.

Externally, the substantial plot and tiered gardens are a particular feature of the home, offering both privacy and the opportunity to further enhance the outdoor space while enjoying the stunning surrounding countryside views.

Overall, this property represents a fantastic opportunity to acquire a bungalow in a desirable village location, with significant scope for modernisation and the potential to create a wonderful home.





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Kitchen Diner - 16'1" x 8'10" (4.9m x 2.7m)

Living Room - 18'9" x 17' (5.72m x 5.18m)

Bedroom 1 - 16'3" x 10'6" (4.95m x 3.2m)

Bedroom 2 - 11'5" x 10'4" (3.48m x 3.15m)

Bedroom 3 - 10'4" x 7'10" (3.15m x 2.4m)

Bathroom - 8'2" x 5'7" (2.5m x 1.7m)

WC - 5'7" x 2'10" (1.7m x 0.86m)

Garage - 20'8" x 13'5" (6.3m x 4.1m)

EPC Rating – TBC

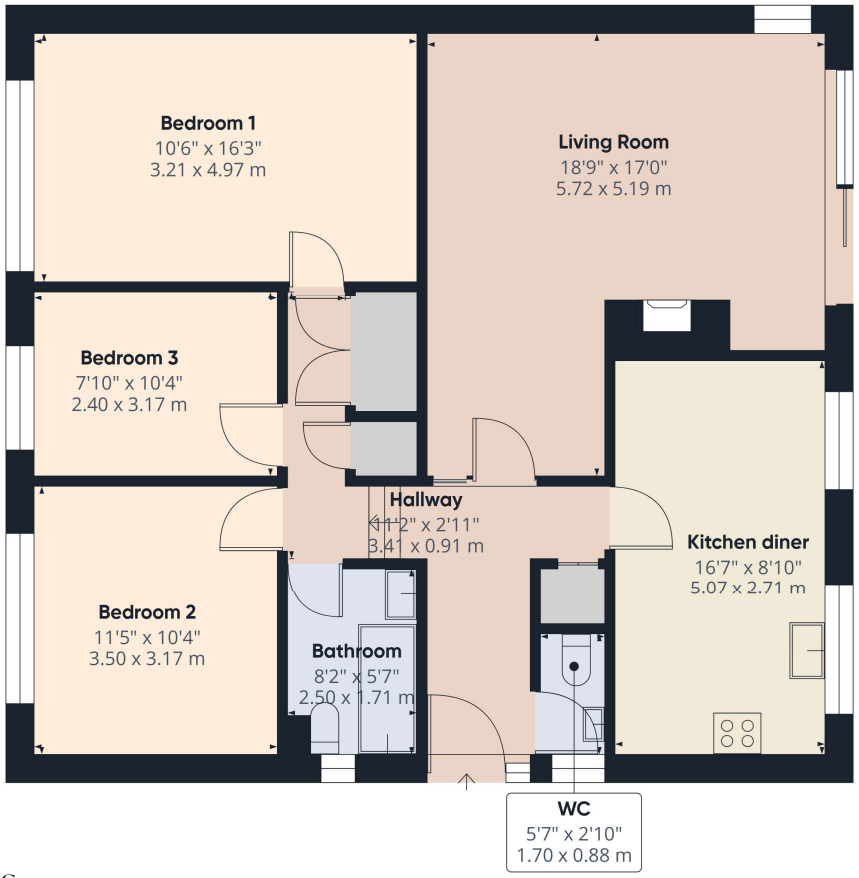
Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

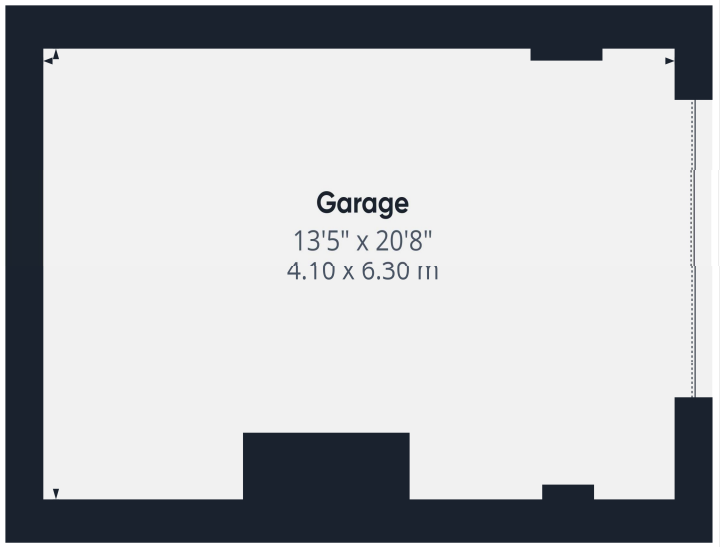
Services - Mains water, electricity and drainage. Oil fired central heating, double glazing throughout.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for approximately 7 miles. Take the first left hand turning signed Black Torrington. Follow this road and proceed through the village down Broad Street. Continue onto East Street which proceeds right, go past the village hall which is on the right hand side. Then on the left hand side you will see a lane. Highcroft is the first property on the left and is clearly marked with a for sale sign.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.