



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

68 Mill Street  
Great Torrington  
Devon  
EX38 8AN

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)

68 Mill Street, Great Torrington, Devon, EX38 8AN



- STUNNING VIEWS
- 3 BEDROOMS (1 ENSUITE)
- 2 RECEPTION ROOMS
- LARGE GARDEN WITH OUTBUILDINGS
- COURTYARD WITH OUTBUILDING
- DIRECT ACCESS TO COMMONS
- SUPERB LOCATION
- CHARACTER HOME
- PERIOD FEATURES
- EPC: E
- Council Tax Band: B



I adore this view. I could look at it all day and never get bored. Thankfully one can, as the cleverly placed garden and sun rooms enable families or individuals to bask in uninterrupted sun for as long as they see fit as both rooms have power connected which means a kettle and fridge could make refreshments and snacks for entertaining very easy. The Sunroom has served as play room, office, and as it is now – for lounging. The deck surrounding this space is large enough for sunbathing, working out, play, the barbecue and dining – which we understand is very well used.

An area of lawn separates the above from the Garden room which offers an even longer view aspect down the valley. A covered exterior seating area allows for some shade and some shelter from showers. This room has served as a perfect hideaway and has internet connection for work and play. The lawn is in front and resin paths connect the two as well as the pedestrian access to the commons at the rear. There are palm, wisteria and grape vines to name a few that really offer a sense of being on holiday. The resin path and railed steps lead down to the courtyard (also resin) which offers more seating, a useful and large stone shed and a covered area at the homes' back door – which makes a great place for play (when the sun is hiding), dry storage and perfect for drying clothes in all weathers.



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The home. Easy to adore also - given the high ceilings, exposed stone fireplaces, period features and ovens set into the fireplace as there would have been traditionally. There are attractive stone and tiled floors on the ground floor and the kitchen/Diner also features a great mix of timer and polished stone worksurfaces which complement each other as much as the whole space. The first floor features three bedrooms, two of which are big and the master is huge. It runs front to back and features an ensuite shower room, and double doors to invite plenty of light. The family bathroom is a stylish three piece with shower over the bath, and additional storage in the old airing cupboard. The modern combination boiler is located under the stairs on the ground floor. The electrics are modernised also so there very little to have to do - other than to put your own personal stamp on it, should you wish.

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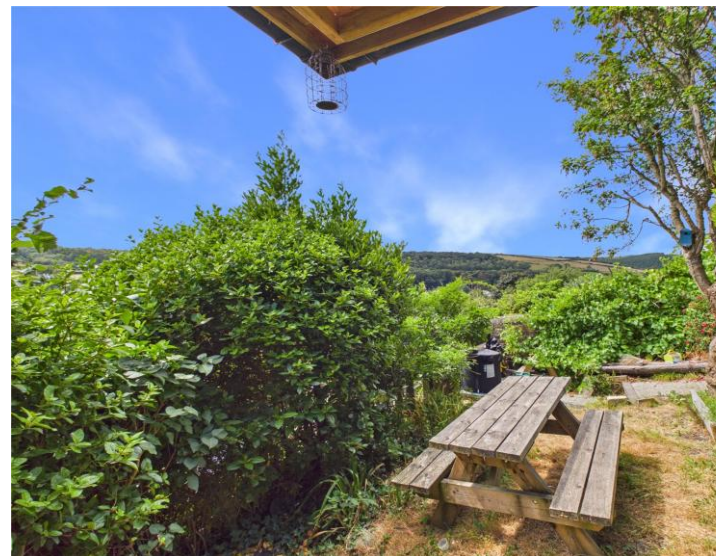
The home is situated toward the bottom of Mill Street and offers easy access to the Tarka Trail, River Torridge walks and the 360 acre Torrington Commons. Town is at the top of the hill and offers The Plough Arts Centre (Theatre and Cinema), Swimming pool, Golf Course and the many independent shops and eateries as well as Co-Op and Lidl.



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FLOORPLAN



Directions

By car from our Torrington Office take the Well Street exit from The Square and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you, turn left signposted Bideford. Proceed along New Street and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Proceed down the hill for approximately ½ a mile and then take the left hand turning into Mill Street. Continue along Mill Street where No70 will be found a short way along on the left hand side with a numberplate clearly displayed.

What3Words : [///invent.equivocal.kings](https://www.what3words.com/#!/invent.equivocal.kings)

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.

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

2 Well Street  
Torrington  
Devon

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Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

Have a property to sell or let?

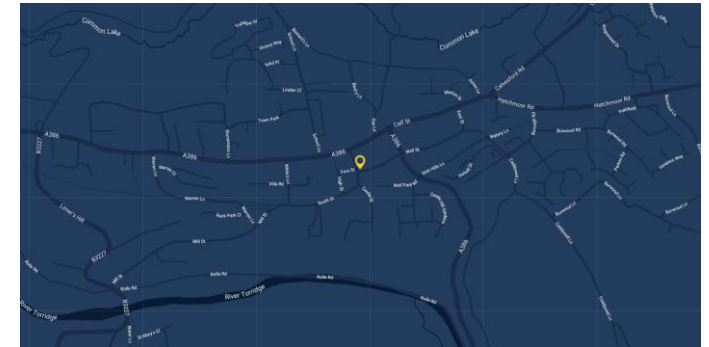
If you are considering selling or letting your home,  
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