



Bond
Oxborough
Phillips

Changing Lifestyles

Little Whitelee
Broad Street
Black Torrington
Beaworthy
Devon
EX21 5PT

Asking Price: £235,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Little Whitelee, Broad Street, Black Torrington, Beaworthy, Devon, EX21 5PT



- AVAILABLE WITH NO ONWARD CHAIN!
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- CHACACTER-FILLED COTTAGE
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES
- WOULD BENEFIT FROM SOME MODERNISATION
- SIZEABLE REAR GARDEN WITH COUNTRYSIDE VIEWS
- COUNCIL TAX BAND = B EPC RATING = E



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Overview

Bond Oxborough Phillips are delighted to present Little Whitelee, a charming and deceptively spacious three-bedroom terraced cottage, brimming with character and offering a rare opportunity to create a truly special home. Available with NO ONWARD CHAIN, the property enjoys a prime position within the highly sought-after village of Black Torrington, just a stone's throw from the renowned Black River Inn, making it an ideal choice for those seeking village life with a thriving community atmosphere.

Stepping inside, you are immediately welcomed by an abundance of period charm. The ground floor offers two generous and versatile reception rooms, each centred around a characterful inglenook-style fireplace with an inset wood-burning stove, creating warm and inviting spaces perfect for both relaxing and entertaining. To the rear, a bright and airy sun room enjoys delightful views over the garden and seamlessly connects the indoor and outdoor spaces. Offering excellent versatility, this room presents exciting potential for reconfiguration or further enhancement (subject to any necessary planning permissions). Completing the ground floor is a wrap-around kitchen with a useful walk-in pantry, together with a convenient shower room.

The first floor continues to impress with three well-proportioned double bedrooms, all enjoying the cottage's charming character. The family bathroom comprises a panel-enclosed bath with shower over, low flush WC, pedestal wash hand basin and a range of built-in storage cupboards.

Outside, Little Whitelee benefits from a generous rear garden, predominantly laid to lawn and bordered by an attractive selection of mature shrubs and planting, creating a peaceful and private setting. Immediately adjoining the sun room is a patio area, perfectly positioned for al fresco dining, summer barbecues or simply enjoying the tranquillity of the surroundings.

Whilst the property would benefit from a programme of modernisation, it presents an exceptional opportunity to sympathetically enhance and personalise a character home in one of the area's most desirable villages. Whether you're searching for a permanent residence, a countryside retreat or a rewarding renovation project, Little Whitelee offers outstanding potential in equal measure.

Agent Notes - *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.*

Agent Notes - *The property has recently benefited from a programme of improvements, including the roof being professionally re-slatted and re-battened.*

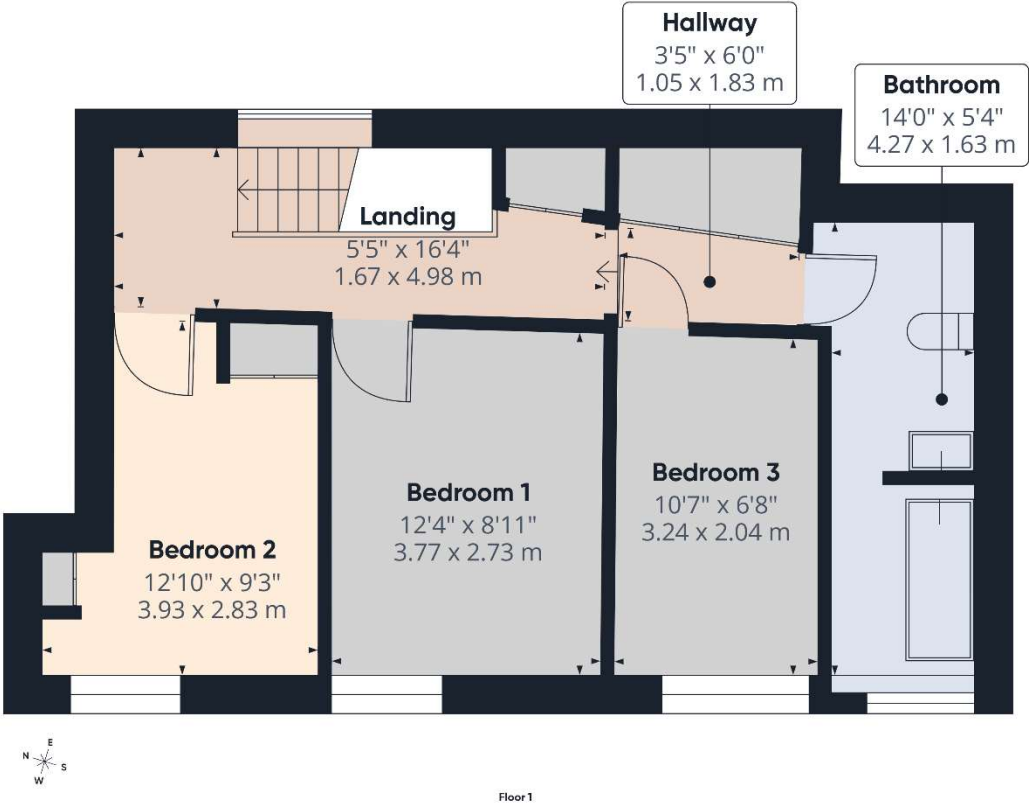
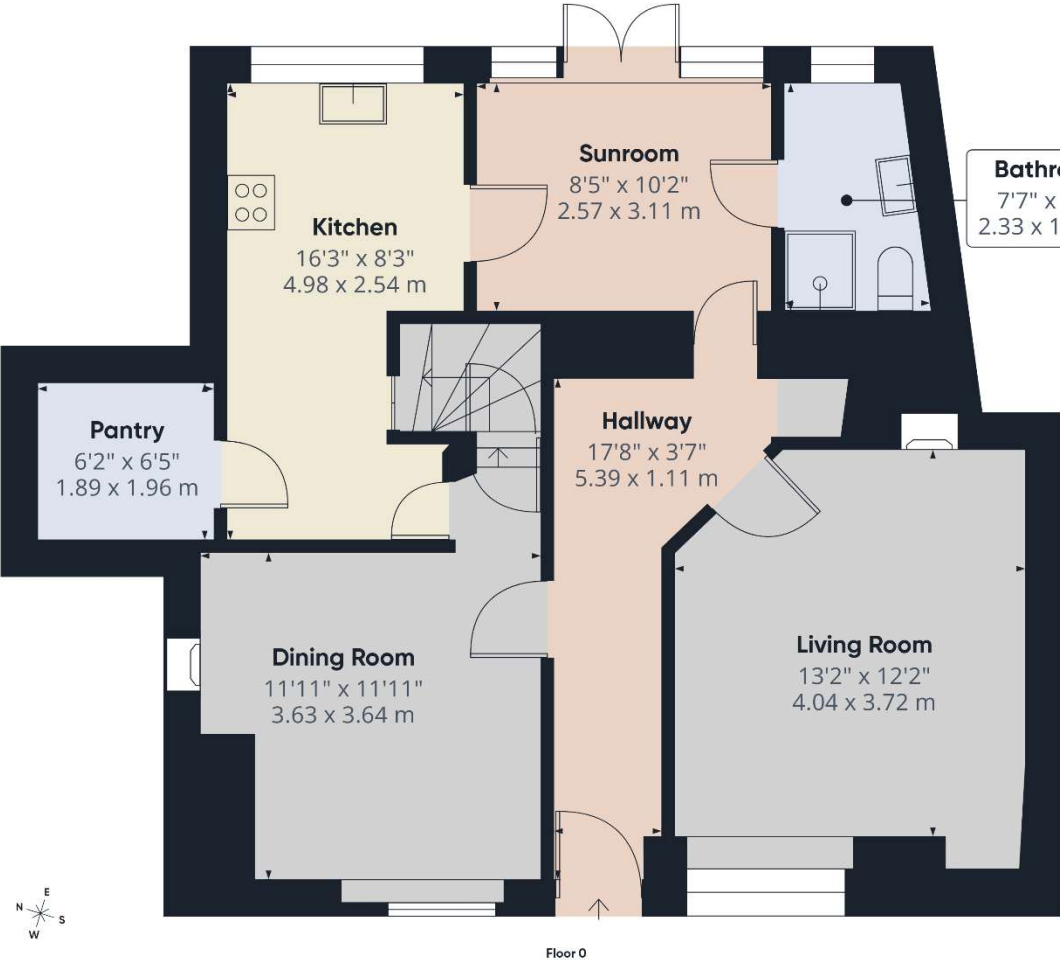
Agent Notes - *Part of the pantry and bedroom 1 are subject to a flying freehold.*

Services - *Mains water, electric and drainage.*

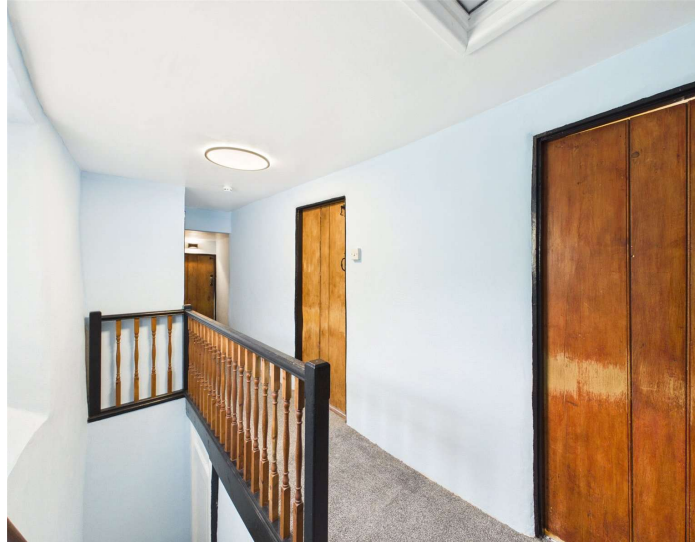
EPC Rating - *The EPC rating for the property is currently an 'E' (46) with potential to increase to a 'B' (85).*

Council Tax Band - *The Council Tax Band for the property is currently a 'B' {please note this council band may be subject to reassessment}.*

Please note the floorplans are not to an accurate scale



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Area Information

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.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after approximately 7 miles take the left hand turning signed Black Torrington. Upon reaching the next T-junction turn left towards the village and proceeding up the hill, passing the Methodist Chapel on the right hand side, Little Whitelee will be found after a short distance on the right hand side with a Bond Oxborough Phillips 'For Sale' board 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.

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 available 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.



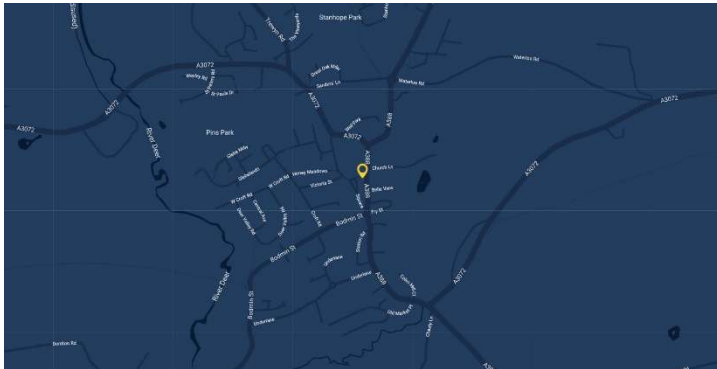
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We are here to help you find and buy your new home...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and
mortgage advice.

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