



Bond
Oxborough
Phillips

Changing Lifestyles

Old Printers
Apartment & Shop
Church Walk
Torrington
Devon
EX38 8HS

Asking Price: £150,000



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Old Printers Apartment & Shop, Church Walk, Torrington, Devon, EX38 8HS



Stunning Renovated Apartment with Shop in Great Torrington

Some properties are simply different, and this is one of those opportunities that really stands out.

Combining a beautifully renovated and stylish apartment with a fantastic commercial shop space below, this property offers an exciting amount of flexibility and potential in the heart of Great Torrington.

Whether you are looking for a home with a business opportunity, an investment, a live/work arrangement or simply want to take advantage of having your own commercial premises alongside your accommodation, this is a property that deserves a very close look.

From the outside, the property certainly catches your attention. The crisp white render and striking black-framed windows give the building a smart and contemporary appearance, while inside, the current vendors have created something full of character, style and personality.

The Shop

The shop is a fantastic addition to the property and provides a really good-sized commercial space.

Accessed through its own entrance, you first enter an entrance hall which leads through into the main shop area. The space immediately gives you plenty to work with, offering a versatile layout that could suit a variety of uses, subject to any necessary planning or permissions.

The main shop is a great size and provides a bright and flexible space that could be adapted to suit the needs of a new owner. Whether you have always dreamed of running your own business, need a professional base for an existing business or are looking for an additional income opportunity, there is plenty of scope here.

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To the rear of the shop is a useful kitchen and storage area, providing that all-important practical space away from the main customer-facing area. From here there is access to a downstairs WC, complete with hand wash basin, making the commercial space much more self-contained and convenient.

The shop has a lovely sense of potential and, combined with the apartment above, creates a particularly interesting proposition.

The Apartment

There are some properties that simply have a feel about them the moment you walk through the door, and this beautifully renovated apartment in Great Torrington is certainly one of them. Stylish, individual and full of character, this is a home that has been lovingly transformed by the current vendors with a real eye for detail and design.

From the outside, the property immediately catches your attention. The crisp white rendered exterior, complemented by the black-framed windows, gives the building a smart, contemporary appearance and sets the tone for what awaits inside. This is not your typical apartment and, from the very first glance, it is clear that the current owners have created something a little bit special.

One of the real pleasures of this property is that you have your own private entrance. Stepping inside, you are greeted by a beautifully presented entrance hall, where the striking tiles instantly grab your attention. They provide a fantastic introduction to the style and personality of the apartment and are a lovely example of the thought that has gone into the renovation.

The entrance hall is also incredibly practical, with an additional front door providing access to the hall and offering a particularly useful area for bike storage. For those looking for a home that works just as well in everyday life as it looks, this is a great feature

Also accessed from the entrance hall is the downstairs bathroom. This is a lovely-sized room and has been finished to a high standard, with a smart and stylish presentation that continues the theme found throughout the rest of the property. It is a really useful addition and makes the accommodation particularly versatile. From here, the blue staircase leads you upstairs, and this is where the apartment really starts to impress.

On the first floor you will find the master bedroom, which is a fantastic size and enjoys a lovely outlook. It is a room that feels calm and comfortable, with plenty of space for a good-sized bed and additional furniture, while the outlook adds another layer of appeal.

But for me, the real wow factor of this apartment has to be the open-plan living space.

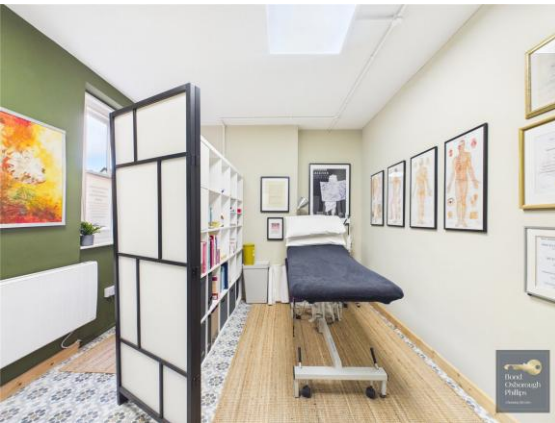
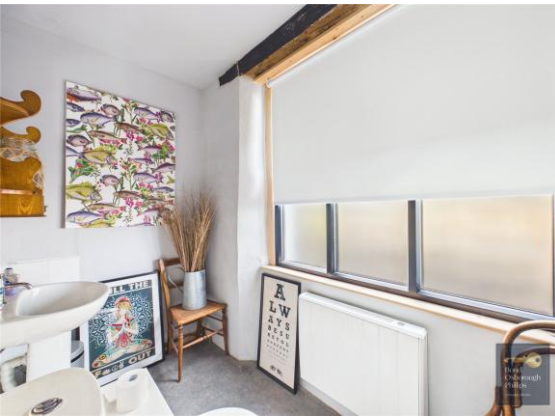
This is the room that stopped me in my tracks.

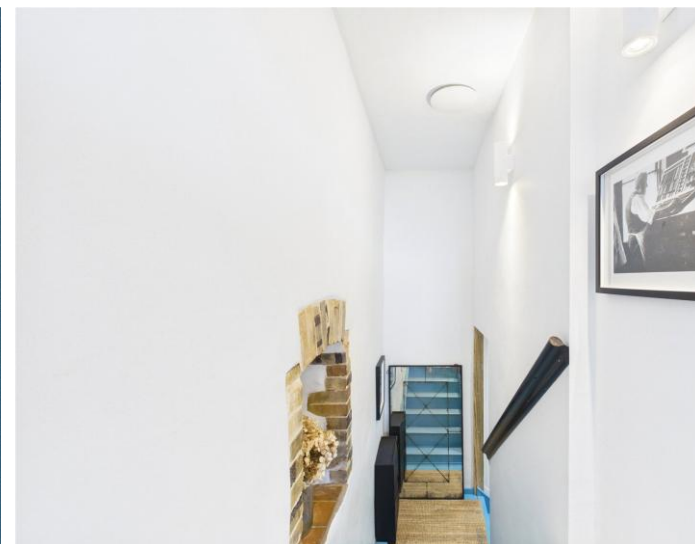
The huge window draws your eye immediately, opening up the most stunning view across the surrounding Torrington countryside. It is one of those views that you could quite happily sit and look at for hours, and it gives the room a wonderful sense of space and connection with the landscape beyond.

The amount of natural light flooding into this room is fantastic. Combined with the vaulted ceiling, it creates a wonderfully spacious and airy feel, while the painted beams add warmth, character and a real sense of individuality.

The current vendors have clearly spent a great deal of time and effort getting this room just right. The layout has been carefully considered to create a genuinely sociable open-plan space, with a well-designed kitchen, room for a dining table and a comfortable area for a sofa. Whether you are enjoying a quiet morning coffee while taking in the view, entertaining friends or simply relaxing at the end of the day, this is a room that really works.

And that is perhaps what makes this apartment so appealing. It is stylish without feeling overdone, full of character without compromising on practicality, and it is a space that you can genuinely imagine living in.





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The attention to detail throughout is evident, from the striking hallway tiles and blue staircase through to the painted beams, contemporary finishes and carefully considered use of colour. It has personality, and lots of it.

The apartment is currently being successfully used as an Airbnb, which gives the property an exciting degree of flexibility. It has clearly proven itself as an attractive place for visitors to stay, but equally, the vendors are happy to sell the property fully furnished, meaning a new owner could potentially move in and enjoy it from day one, subject of course to the usual arrangements.

Whether you are looking for a characterful full-time home, a stylish lock-up-and-leave property, a weekend retreat or an investment opportunity, this apartment offers plenty to think about.

Great Torrington itself is a wonderful North Devon town, surrounded by beautiful countryside and within easy reach of the area's many attractions. The property enjoys the benefit of being in a location where you can appreciate the peace and beauty of the North Devon landscape, while still having the amenities and community of the town close at hand.

However you choose to use it, this is a property that stands out from the crowd.

A Home and Business in One

What makes this property particularly exciting is the combination of the two elements.

Having a commercial shop space alongside a beautifully finished apartment creates a genuine live/work opportunity that is becoming increasingly difficult to find. You could live upstairs and operate your business below, use the shop as a commercial investment, or explore other possibilities depending on your requirements and the relevant permissions.

It is a property that offers flexibility, character and practicality, all in one.

The vendors have created something that feels far removed from a standard apartment and shop. There is a real sense of personality throughout, from the crisp exterior and black windows, to the striking tiles, blue staircase, painted beams and, of course, that incredible countryside view from the living room.

Great Torrington is a wonderful North Devon town, surrounded by beautiful countryside and offering a fantastic community, local amenities and easy access to the wider North Devon area.

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Floorplan



Lease details here TBC

Directions

From our office by foot turn right and follow the road around passing the Plough Arts Centre on your right hand side walking towards the chemist. Turn right here and follow the footpath keeping the church on your left hand side. The property is located on your right hand side after a short distance with a name plate 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 & 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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Office photo to follow
shortly

