



Bond
Oxborough
Phillips

Changing Lifestyles

72 Mill Street
Torrington
Devon
EX38 8AN

Asking Price: £250,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 72 Mill Street, an attractive double fronted property situated in the popular area of Great Torrington. Offering a wonderful combination of character, versatile accommodation, generous outdoor space and far-reaching views, this delightful home provides an excellent opportunity for those looking to enjoy the very best of town and countryside living.

From the moment you enter the property, there is a welcoming and homely feel, with the accommodation arranged over two floors and offering plenty of flexibility for modern family life, working from home or entertaining.

The ground floor begins with a lovely open-plan living room, creating a warm and sociable space in which to relax and unwind. Doors lead through to a second reception room, which could be utilised as a dining room, snug, family room or additional sitting room depending on the needs of the new owner.

Also located on the ground floor is a small and compact additional room, currently lending itself perfectly to use as a home office. With working from home now such an important consideration for many buyers, this is a particularly useful addition to the accommodation.

From the main living area, access is provided through to the recently refitted kitchen, which has been thoughtfully updated with a range of modern units and new appliances. The kitchen provides a practical and contemporary space for everyday cooking and family life, whilst retaining a connection with the reception accommodation.

A door from the kitchen leads directly onto the covered terrace, creating a useful sheltered outdoor area and providing a natural transition between the house and the garden. From here, there is access to a garden WC, an especially practical feature for anyone spending time outdoors or entertaining during the warmer months.



The garden itself is undoubtedly one of the property's most appealing features. From the terrace, steps rise through the garden, with the first section providing access to a substantial workshop/barn. This versatile building offers excellent potential for a variety of uses and could, subject to any necessary permissions, make an ideal hobby room, workshop, studio, home office or additional recreational space.

Continuing further up the garden, additional steps lead to a traditional stone-built shed, providing useful storage for gardening equipment, tools and outdoor essentials.

The garden is a particularly good size and is arranged on a slope, but it is this elevated position that provides the property with its truly special outlook. Once at the upper level, you can pause and take in the outstanding panoramic views across the surrounding Torrington countryside, with the picturesque area of Taddipport sitting below and the rolling Devon landscape stretching beyond.

For those who enjoy the outdoors, the property enjoys a further exceptional advantage, with a garden gate providing direct access onto the famous Torrington Commons. Covering approximately 365 acres, the Commons offer an abundance of space to explore and enjoy, with miles of scenic walks and open countryside right on the doorstep.

Returning inside, the first floor provides three bedrooms, comprising two comfortable double bedrooms and a single bedroom, together with a family bathroom. The bedrooms provide a good degree of flexibility, with the third bedroom ideal for a child, guest room, dressing room or additional home-working space.

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Floorplan



Directions

On foot from Torrington Square proceed up the hill along South Street passing the Co-op and the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 72 will be found on your right hand side with a number plate clearly displayed. Alternatively, by car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddipport Bridge, take the left hand turning into Mill Street where No 72 will be found on the left hand side with a number plate and 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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