



Bond
Oxborough
Phillips

Changing Lifestyles

8 Yarde Cottages
Peters Marland
Torrington
Devon
EX38 8QA

Asking Price: £215,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

8 Yarde Cottages, Peters Marland, Torrington, Devon, EX38 8QA



- Charming three-storey countryside cottage, perfect for growing families.
- Cosy living room with a log-burning stove set in a beautiful brick fireplace.
- Spacious kitchen and dining room with a Rayburn stove and direct garden access.
- Lovely low-maintenance garden with slate chippings and seating areas.
- Three generous double bedrooms, including a large top-floor bedroom. Beautiful countryside views, including views towards the Tarka Trail.
- Tarka Trail directly behind the property, ideal for walkers, runners and cyclists.
- Peaceful countryside setting with abundant wildlife and the opportunity to enjoy rural living.
- Off road parking
- EPC: TBC
- Council Tax Band: B



Welcome to 8 Yarde Cottages surrounded by the peace and beauty of the North Devon countryside, with stunning rural views, plenty of space for the family, and the Tarka Trail right on your doorstep. This lovely, well-proportioned three-storey cottage, set in an idyllic countryside location and offering a wonderful opportunity for growing families looking for a home with character, charm and a little bit of country living.

Stepping inside, the ground floor offers a welcoming main living room, centred around a lovely log-burning stove set within a beautiful brick fireplace. The perfect place to cosy up on those chilly evenings, unwind after a long day, and enjoy the warmth and character this cottage has to offer.



Moving through the house, you'll find a lovely, generously sized kitchen and dining room, creating a fantastic family space for cooking, entertaining and enjoying time together. The Rayburn stove adds a wonderful country cottage feel to the dining area, making this a room that's sure to become the heart of the home. There is also direct access into the garden, making it easy to enjoy the outdoors and ideal for family life during the warmer months.

Outside, the garden is a lovely size and has been designed with low maintenance in mind, featuring slate chippings, pathways and a number of seating areas. Whether you're enjoying your morning coffee, relaxing with a glass of wine in the evening, or having friends and family over, there's plenty of space to make the most of the countryside setting.

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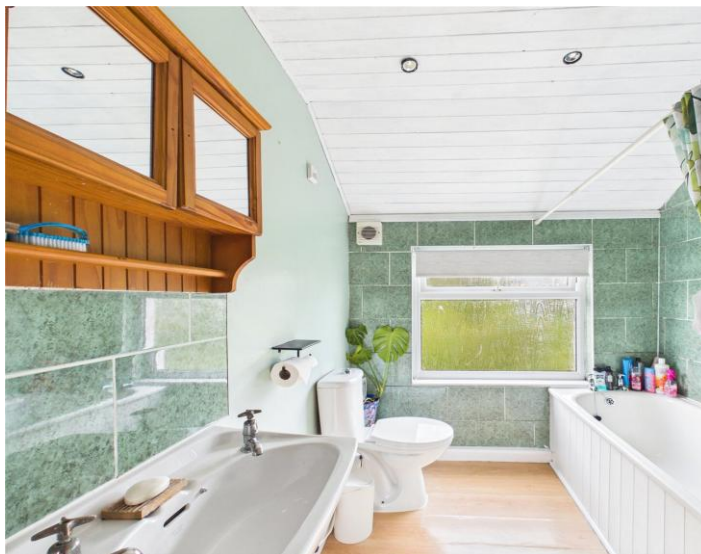


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Heading up to the first floor, you'll find bedrooms two and three, both well-sized double bedrooms. Bedroom two enjoys the most beautiful views across the surrounding countryside, offering a peaceful outlook to wake up to each morning.

Bedroom three has lovely views across the Tarka Trail, giving you a glimpse of the wonderful walks and adventures right on your doorstep. The family bathroom is also located on this floor.

Up on the second floor is bedroom one, a lovely large double bedroom tucked away in the eaves, complete with useful eaves storage and gorgeous countryside views. Just imagine drawing back the curtains in the morning, enjoying a cup of tea, and looking out across the beautiful surrounding landscape. It's the kind of room that makes you want to stay in bed just a little longer!

For those who love the great outdoors, the location is a real highlight. With the Tarka Trail directly behind the property, walkers, runners and cyclists have the perfect opportunity to get out and explore. The trail stretches towards Meeth in one direction and towards the North Coast in the other, offering endless opportunities to enjoy the fresh air and beautiful scenery.

Wildlife is in abundance here, from the lovely sound of birdsong to the familiar clucking of pheasants, which can often be spotted wandering around outside. It's a wonderful place to enjoy the simple pleasures of countryside living, while still having a comfortable and practical family home.

With its charming character, fantastic family living space, beautiful views and wonderful countryside setting, this cottage offers a lovely opportunity for anyone looking to enjoy a quieter pace of life, with the great outdoors right on the doorstep.

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Floorplan



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and after approximately 3 miles, take the right hand turning signposted Peters Marland/Petrockstow/Shebbear. Continue along this road for approximately 1 mile where the driveway serving Yarde Cottages will be found on the right hand side.

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
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Have a property to sell or let?

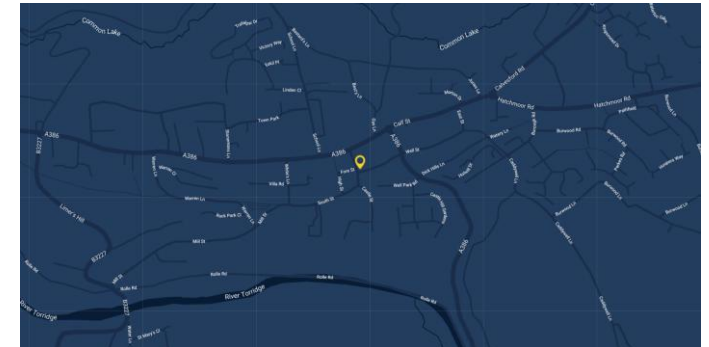
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Office photo to follow
shortly



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