Bond Oxborough Phillips

Changing Lifestyles

The Guns
Green Lane
Beaford
Winkleigh
EX19 8LQ

Offers In Excess Of: £235,000







01805 624 426
torrington@boppproperty.com

The Guns, Green Lane, Beaford, Winkleigh, EX19 8LQ

- Character Features
- Detached
- Two Double Bedrooms
- Private Courtyard
- Separate Dining Room
- Village Location
- Log Burner
- EPC: TBC
- Council Tax Band: B



Believed to have been historically named after the village's former Inn, The Guns is a delightful two-bedroom detached cottage, nestled in the village of Beaford. This lovely home would be perfect for someone looking for that charming cottage feel. The Guns was previously a very successful holiday cottage, which would be perfect for investors or someone looking for a second home. It offers a wonderful sense of warmth and individuality, with characterful features sitting comfortably alongside modern touches. Full of charm and ready for its next chapter, this is a home that feels instantly welcoming, offering a lovely opportunity for its next owners to settle in and make it their own.



Stepping through the front door, you are welcomed into a cosy and inviting living room, where a beautiful feature log burner takes centre stage, creating a wonderful focal point. Exposed beams, original stonework and other hidden features further enhance the cottage's traditional appeal. The kitchen features from high ceilings and exposed beams create a lovely sense of space, while a Velux window allows plenty of natural light. French doors provide direct access to the private courtyard. The master bedroom is an impressive room of generous proportions. It creates a lovely balance between contemporary styling and cosy cottage charm while the second bedroom has built-in storage, a feature fireplace with exposed stonework and a wonderfully deep window sill – a lovely little detail that adds to its individuality.

Beaford itself has a lovely village community, with facilities including the primary school, the popular local award-winning pub, The Globe Inn, the village hall, a garage and church. The surrounding countryside provides lots of opportunities for walking, cycling and enjoying nature, with the beautiful River Torridge and its surrounding valleys close by. The RHS Gardens at Rosemoor being approximately 4 miles away which also has a beautiful garden centre, a restaurant and cafes, children's play areas and many different routes to explore, perfect for a day out or even to just enjoy a cake and coffee or meal and dessert, they also host frequent events which are very interesting, for example, Rosemoor Glow at Christmas time where the gardens light up all sorts of colours which is (from experience) amazing to witness. Rosemoor is situated just outside of Great Torrington, a traditional market town with amenities, 360-acre commons and The Tarka Trail, one of North Devon's best-loved outdoor attractions, offering an extensive network of walking and cycling routes through some of the area's most beautiful countryside and coastal scenery. Great Torrington also has beloved bakeries, grocers, butchers, doctors, opticians and dentists. The Plough arts centre (in the heart of Great Torrington) has an excellent reputation for providing a diverse and accessible programme of arts, culture and entertainment, it offers an appealing variety of activities and events throughout the year, including live theatre productions, musical performances, comedy shows, cinema screenings, art exhibitions and creative workshops.

01805 624 426
torrington@boppproperty.com



Beaford also benefits from excellent transport links. The 5B Barnstaple to Exeter bus service stops at Beaford and local villages in between. The railway station at Umberleigh, approximately 10 miles away, provides an hourly branch line service to both Barnstaple and Exeter which provides straightforward access to a wider range of employment opportunities, education, shopping, leisure facilities and onward travel connections.





The vendor informs us that the property is thought to be constructed of stone under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric

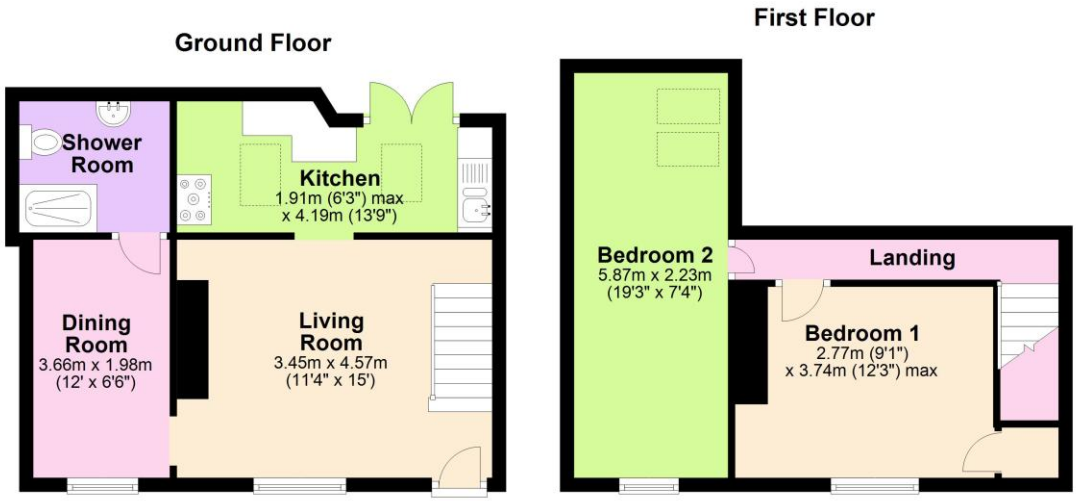
Mains water - Mains electric - Landline telephone – Mains Drainage



01805 624 426
torrington@boppproperty.com

The Guns, Green Lane, Beaford, Winkleigh, EX19 8LQ

Floorplan



BOND OXBOROUGH PHILLIPS - Purely for illustration
Plan produced using PlanUp.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 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

01805 624 426

For more information or to arrange an accompanied viewing on this property.

Directions

From Torrington M&S garage proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton and upon leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road and upon reaching Beaford village take the right-hand turn into Green Lane where the property can be found after a short distance on your right hand side opposite the primary school.

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.

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 able 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.