Bond Oxborough Phillips

Changing Lifestyles

50 Calf Street
Torrington
Devon
EX38 7BG

Asking Price: £225,000 Freehold







Changing Lifestyles

01805 624 426
torrington@boppproperty.com

50 Calf Street, Torrington, Devon, EX38 7BG

- Attractive double-fronted period property full of character and charm.
- Spacious and light-filled reception area with lovely marland brick flooring and log burner.
- Impressive kitchen with plenty of space for family living and entertaining.
- Four generous double bedrooms plus a versatile fifth room.
- Large master bedroom enjoying lovely far-reaching views.
- Good-sized family bathroom.
- Rear garden with patio, lawn, established shrubs, growing area and workshop.
- Potential parking







Welcome to 50 Calf Street, a lovely double fronted period home which has so much to offer. From the moment you walk through the front door, you are immediately drawn to the beautiful marland brick flooring, which really sets the tone for this characterful home and gives you a taste of what is to come.

The ground floor offers a fantastic amount of space, with a large, open and light-filled reception area which was formerly used as a sitting room and dining room.

There is plenty of room here for both relaxing and entertaining, with a lovely log burner creating a real focal point and adding to the warmth and charm of the room. Double wooden doors then lead through to another impressive space, the kitchen. Again, this is a lovely bright and spacious room, offering plenty of room for a growing family and with direct access out to the garden.

And what a garden it is! A real surprise, being both wide and long, with a large patio area just outside the kitchen doors, making it ideal for summer dining and entertaining. The garden continues with a mixture of lawn and established shrubs, with a useful growing area towards the bottom. There is also access around to the workshop, which in turn has access back out towards the front of Calf Street. A useful outside toilet can be accessed from the garden. Offering some useful flexibility.

The vendor has also made us aware that there is a strip of land at the bottom of the garden which may be available to purchase, subject to price and conditions. This would potentially allow vehicular access to the bottom of the garden, something a number of neighbouring properties have already taken advantage of. This could offer an exciting opportunity for anyone looking for additional access or potential off-road parking, subject to the necessary arrangements.

Heading upstairs, the property continues to impress, with generous bedrooms, along with a further fifth room offering plenty of versatility. The master bedroom is particularly impressive, being a lovely large room with far-reaching views, giving it a real sense of space.

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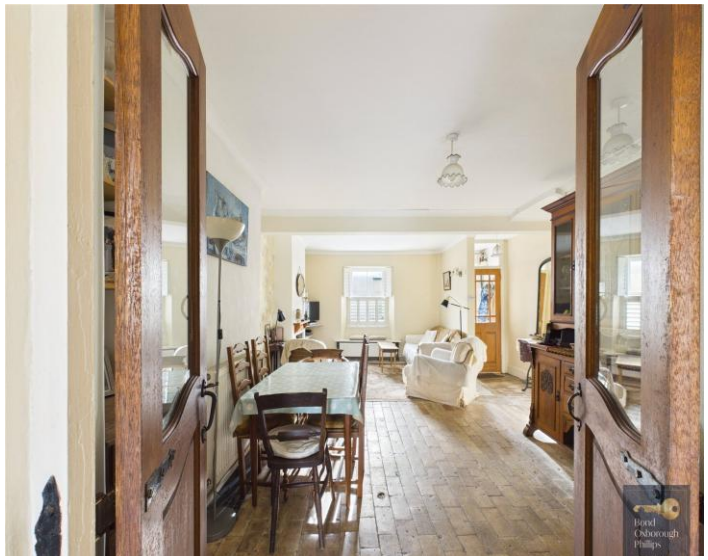







Bedroom five is currently accessed from the master bedroom and has been opened up to create a very useful walk-in wardrobe. However, it could easily be adapted back into a separate bedroom, home office, nursery or dressing room. It also benefits from a second doorway leading directly onto the landing, along with a Velux window, making it a really useful additional space depending on your needs.

The family bathroom is another good-sized room, with plenty of space and pleasant views to the rear.

Overall, this is a substantial period home offering a surprising amount of accommodation for the money. With its double-fronted appearance, character features, generous reception space, five-bedroom potential and fantastic garden, 50 Calf Street is a property that really needs to be viewed to appreciate just how much it has to offer.

Whether you are looking for a family home with room to grow, somewhere to work from home or simply a property with plenty of space both inside and out, this one certainly deserves your attention.

Great Torrington is a wonderful and highly regarded North Devon town, surrounded by some of the most beautiful countryside the area has to offer. It has a real sense of community and a character all of its own, with a good selection of independent shops, cafés, pubs, restaurants and everyday amenities, all helping to make it such a popular place to live.

The town is particularly well placed for enjoying the outdoors, with rolling countryside, woodland and some lovely walks right on the doorstep. The nearby Tarka Trail is a real attraction for walkers and cyclists, while the stunning Torrington Commons offer further opportunities to enjoy the surrounding landscape.

For those wanting to explore further afield, Great Torrington makes an excellent base for discovering everything North Devon has to offer, with the beautiful coastline, popular beaches and surrounding villages all within reach by road.

It is a lovely combination of town living, community spirit and easy access to the countryside, making Great Torrington a fantastic place to call home.

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Floorplan



Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station in front of you, turn right into Calf St where the property wil be found after a short distance on your left 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.

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.

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

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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.

Office photo to follow shortly

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

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for a free conveyancing quote and mortgage advice.

