

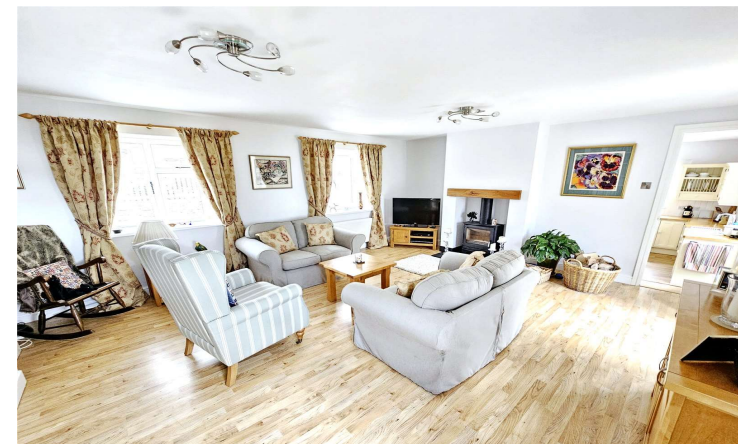


Bond
Oxborough
Phillips

Changing Lifestyles

The Long Barn
Peagham Barton
St. Giles
Torrington
EX38 7HZ

Offers in excess of: £475,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Long Barn, Peagham Barton, St. Giles, Torrington, EX38 7HZ

- Private gated community
- Beautiful three bedroom home
- Ensuite bathroom and separate shower room
- Kitchen with fitted appliances
- Enclosed rear garden
- Use of three acres of communal grounds
- Off road parking and garage
- Lovely countryside views
- EPC: D
- Council Tax Band: E



Converted from a former stables to Haywood's Farm and quietly tucked away in a private development in the heart of the glorious North Devon Countryside is this lovely stone and brick faced barn conversion. This is one of only twelve homes in this exclusive development that enjoys the communal use of three acres of land as well as its own enclosed rear West facing garden. This lovely home is on the edge of the development in a courtyard arrangement with off road parking and a separate garage.

You get a real sense of rural living as you approach the gated community on the long private driveway through the adjoining farmland. This modern detached barn conversion is a charming retreat offering a perfect blend of rustic charm and contemporary comfort. The property features three spacious bedrooms, one with an ensuite bathroom, each exuding a sense of homely warmth and tranquillity. The well-appointed living room is bright and inviting, with ample natural light streaming in through large windows that offer scenic views of the garden and countryside beyond.



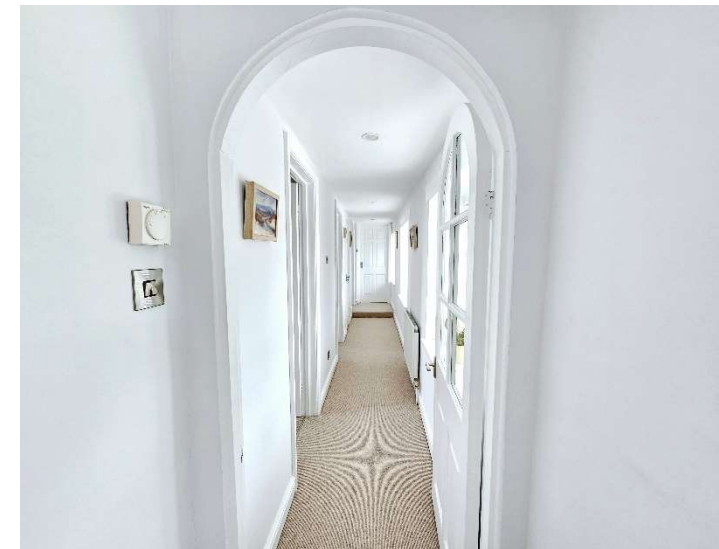
Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Changing Lifestyles



The property boasts a well-maintained garden, perfect for relaxing or entertaining outdoors, as well as offering the opportunity to try your hand at growing your own produce. There is ample parking for two cars and a separate garage adjacent for convenience. With its peaceful and secure setting, this property provides a luxurious and sophisticated living experience in a tranquil and scenic location. As part of the communal grounds there is a beautiful pond stocked with golden orfe that's surrounded by seating areas to help you relax and unwind. Don't miss the opportunity to make this stylish and spacious home your own.





The Long Barn, Peagham Barton, St. Giles, Torrington, EX38 7HZ



Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Long Barn, Peagham Barton, St. Giles, Torrington, EX38 7HZ

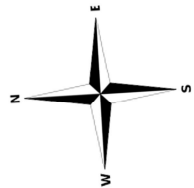


Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Long Barn, Peagham Barton, St. Giles, Torrington, EX38 7HZ

Ground Floor



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From Torrington proceed on the B3227 signposted South Molton and after approximately 1.5 miles the private driveway serving Peagham Barton is clearly signposted on the left hand side. Proceed along the driveway and upon entering the Estate take the right hand turning into the courtyard where The Long Barn will be found on your left hand side with 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.

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.

Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Long Barn, Peagham Barton, St. Giles, Torrington, EX38 7HZ

Changing Lifestyles

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

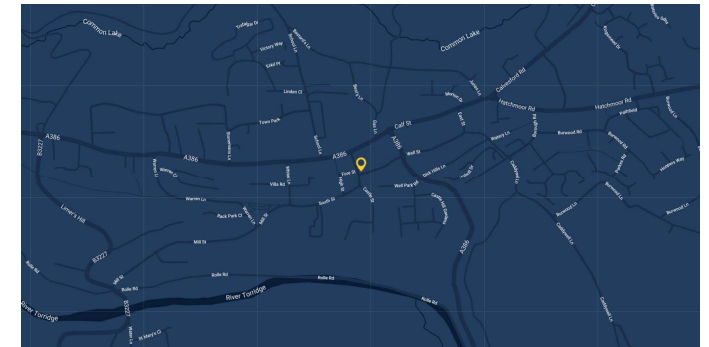
Have a property to sell or let?

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 a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@bopproperty.com