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Changing Lifestyles

Sunnybank
Warren Lane
Torrington
Devon
EX38 8AG

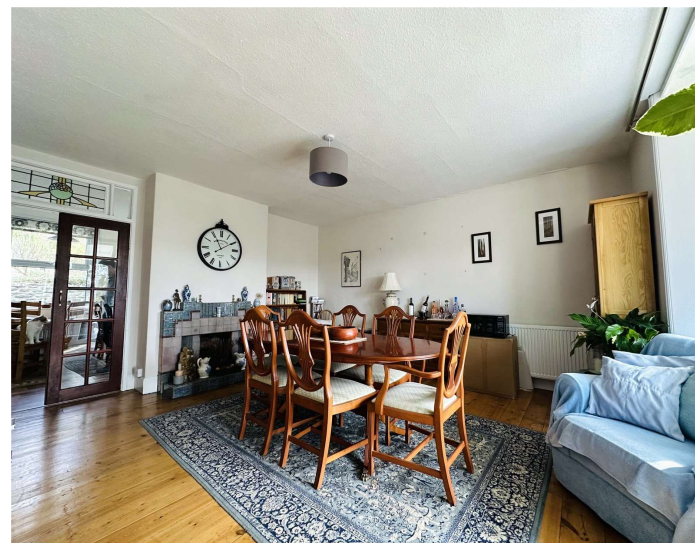
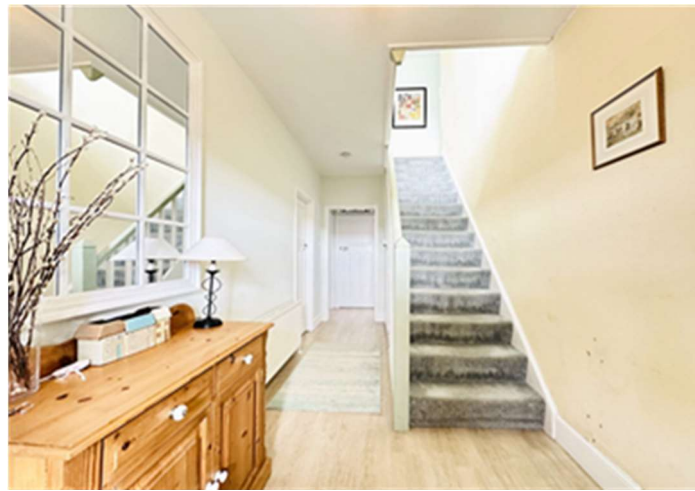
Offers Over: £550,000



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Welcome to Sunnybank

Set within an exclusive location on the edge of the charming town of Great Torrington, Sunnybank offers a rare opportunity to own an exceptional property in one of the most prestigious areas of Torrington. Situated in the heart of an area often described as the place to be, this detached residence from 1935 combines period elegance with the highest standards of contemporary living.

From the moment you arrive at Sunnybank you are greeted by a sense of tranquility. The beautiful property sits nestled within mature gardens, offering unrivalled views over the breathtaking Torridge countryside. The vendors have meticulously cared for the home, enhancing its original charm with thoughtful modern additions, making it the perfect blend of classic beauty and contemporary comfort. This truly is a property that stands out in the market, offering everything you could desire for a refined lifestyle.

The sense of space is immediately apparent upon entering the property. The inviting entrance hall leads you to a charming dual-aspect living room which features a cosy remote-controlled gas fire, creating a warm and inviting atmosphere. Double doors open to a sunroom, offering beautiful views of the rolling fields and countryside beyond, blending indoor comfort with scenic outdoor beauty.

Perfect for relaxing or entertaining, this space combines modern convenience with a peaceful, natural backdrop. From the hall you are led into the light-filled and airy dining room. There is a versatile family room that can easily be adapted to meet your needs – whether you require a fifth bedroom, a home office, or a cosy lounge, this space offers the flexibility you're looking for. A downstairs toilet with a separate shower cubicle provides excellent practicality, ideal for guests or as a dedicated family bathroom. The utility room adds convenience, with easy access to the rear garden and space for all your laundry and cleaning needs.

At the heart of Sunnybank is the magnificent kitchen/breakfast room, which is as functional as it is stylish. This expansive space provides the perfect place for casual dining, with large windows framing views of the beautifully landscaped gardens. The kitchen itself is well-appointed with high-quality fittings, offering everything you need to prepare meals for family and friends. Whether you're cooking a simple breakfast or preparing an elaborate dinner, this space will make every moment spent in the kitchen a pleasure.

A true highlight of the property is the sunroom – a room that will undoubtedly steal your heart, just as it did mine. When I first walked into this space, I could have easily spent hours gazing out at the spectacular views over the Torridge countryside. The sunroom was added to the property by the current owners, and it truly sets Sunnybank apart from other homes on the market. With floor-to-ceiling windows, this room brings the outdoors in, offering panoramic views of the surrounding area that will leave you in awe. Whether you're curled up with a book, entertaining friends, or simply enjoying a quiet moment of reflection, this space is designed to be a sanctuary. The vendors have made the most of this room, using it as a multifunctional space – it can easily serve as a peaceful reading room, a play area for children, or a social space for informal gatherings. The sunroom is, without a doubt, one of the most remarkable features of this home.

The property also boasts a spacious dining room, which is ideal for hosting formal dinners or family gatherings. The elegant room benefits from opening doors that lead directly onto the front terrace, making it effortless to enjoy alfresco dining during the warmer months or host garden parties in style. The seamless flow between the indoors and outdoors ensures that entertaining becomes an effortless and enjoyable experience.

Upstairs, Sunnybank continues to impress with its generous accommodation. The first floor is home to four beautifully proportioned bedrooms, each with its own unique appeal. The master suite is a true retreat, offering a spacious bedroom with large windows framing stunning views of the countryside. This room features an en-suite bathroom and fitted wardrobes, providing both privacy and practicality. Bedroom two is equally impressive in size, with ample space for a king-size bed and additional furniture, making it an ideal second bedroom for family or guests. Bedroom three is a double room, benefiting from double-aspect windows that bathe the room in natural light and offer delightful views over the gardens. Bedroom four is a single room, perfect for a guest room, home office, or study.

Outside, the property is a true oasis. The south-facing terrace is undoubtedly one of the most enchanting aspects of the property, offering a sun-soaked space where you can relax and entertain while enjoying the breathtaking views over the mature gardens. Surrounded by established shrubs, trees, and beautiful planting, this private outdoor space is ideal for enjoying alfresco dining, hosting summer barbecues, or simply unwinding with a glass of wine as the sun sets over the rolling countryside. A charming pond at the bottom of the garden adds to the tranquil atmosphere, while the resin-bound pathways meander through the garden, allowing you to explore every corner of this peaceful sanctuary.

A delightful summer House is nestled within the garden, offering a picturesque place to relax or entertain. Well-maintained lawn to the front of the summer House, this charming building provides the perfect setting for a small bistro set, allowing you to sit back, relax, and take in the unparalleled views of the garden and the distant countryside. It's easy to imagine spending long summer evenings here, dining outdoors or simply enjoying the serenity of this incredible space.

The property also offers a triple garage with additional storage space, and a concrete pad at the front provides off-road parking for two vehicles. A private hardstanding with a secure gate ensures peace, privacy, and additional parking, while providing ample space for residents and visitors to park with ease.

Sunnybank offers a perfect balance of comfort and practicality. It occupies an enviable location, just a short walk from the centre of Great Torrington, a town known for its history and vibrant community. The town is home to a selection of independent shops, public houses, and local amenities, making it the perfect place to live for those seeking a blend of peaceful countryside living and the convenience of modern-day amenities.

With its rare combination of spacious accommodation, stunning views, a private garden, and exceptional living areas, Sunnybank truly is a property that needs to be seen to be fully appreciated. Whether you're looking to relax in the sunroom, entertain guests on the terrace, or take a stroll through the beautiful gardens, this home offers a lifestyle that is second to none. If you are seeking a residence that provides both elegance and function in a desirable location, Sunnybank is the home for you.

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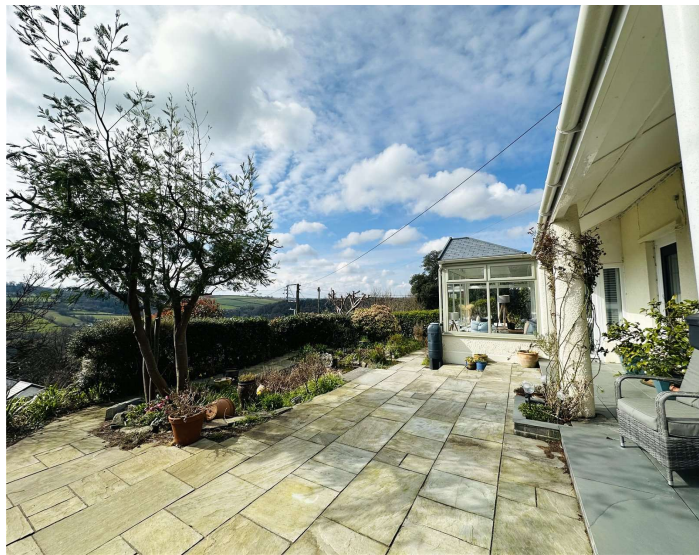
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Floor Plan



BOND OXBOROUGH PHILLIPS
Plan produced using PlanIt

Directions

On Foot: From our office turn right and take your first left into Cornmarket Street, then follow this road as it curves to the right into South Street, follow this street up a slight incline taking you through the main square, as you pass Co-op on your left cross this road and as you pass the Methodist Church on your right you will enter Rack Park, please note the outstanding views as you pass through, upon leaving you will enter Warren Lane, follow this road and as it curves to the right Sunnybank will be found on your right.

By Car: From Torrington take the A386 (New Street) towards Bideford and after passing Lidl on your right hand side, take the next left hand turning into Warren Lane. After a short distance SunnyBank will be found on your left. You may park opposite the entrance on the left, alternatively you can park behind the property's garage.

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.

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

2 Well Street
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Tel: 01805 624 426

Email: torrington@boproperty.com

Have a property to sell or let?

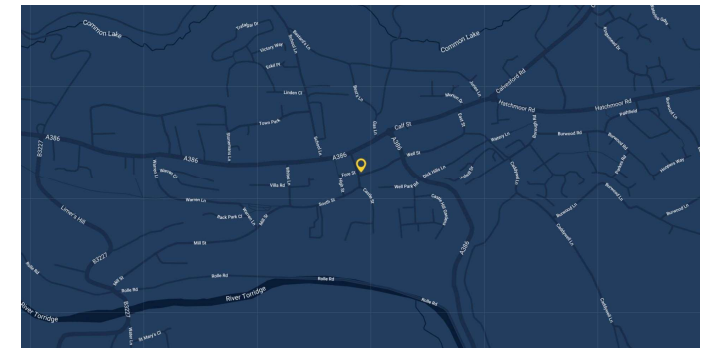
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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contact the team at Bond
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for a free conveyancing
quote and mortgage advice.

Office photo to follow
shortly



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