



Bond
Oxborough
Phillips

Changing Lifestyles

The Granary
Berry Farm
Langtree
Torrington
Devon
EX38 8NU

Asking Price: £270,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Granary, Berry Farm, Langtree, Torrington, Devon, EX38 8NU

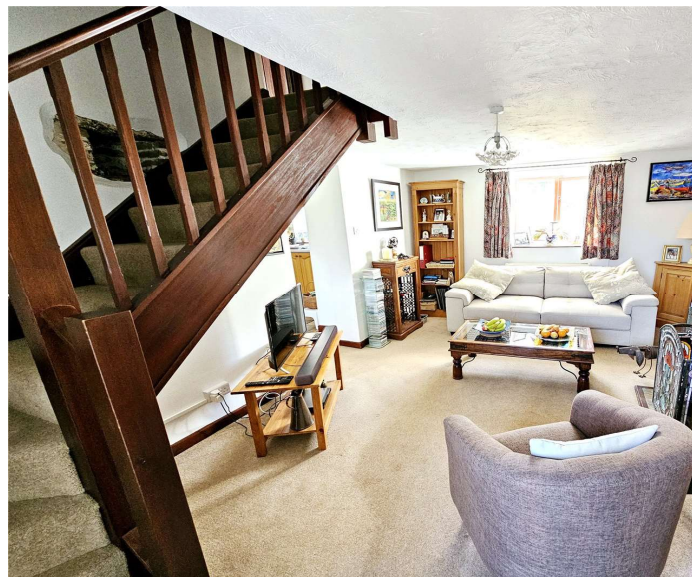


- Quaint two bedroom barn conversion
- Private complex of only five homes
- Character features
- Large garden
- Separate detached home office
- Parking for two cars
- EPC: D
- Council Tax Band: B



Charming and stylish, this period end of terrace property is a delightful barn conversion set in a peaceful rural location with only four other dwellings. Boasting two bedrooms, this house offers a homely and inviting atmosphere, perfect for those seeking a comfortable and cosy living space. The house is well-maintained and well-lit, creating a bright and airy feel throughout. With scenic views and a quiet environment, this property provides a tranquil retreat from the hustle and bustle of town.

Features of this property include a lovely garden measuring in excess of a tenth of an acre. It's an ideal space for relaxing or entertaining. There is also the added benefit of a block and render built detached building that has been converted into a habitable room, ideal as a home office, gym or even a work studio. There is the convenience of parking for two vehicles on site, one of which is directly outside. Other points of note is a good sized summer house / garden room as well as a workshop for those that like to tinker. Affordable and sophisticated, this property is perfect for those looking for a peaceful and scenic home in a charming countryside setting. Don't miss out on the opportunity to make this beautiful house your new home.



Changing Lifestyles

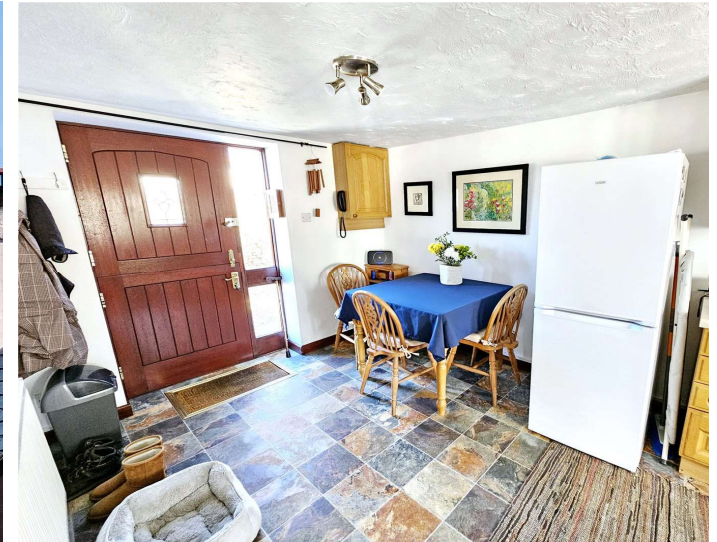
01805 624 426
torrington@bopproperty.com

Changing Lifestyles

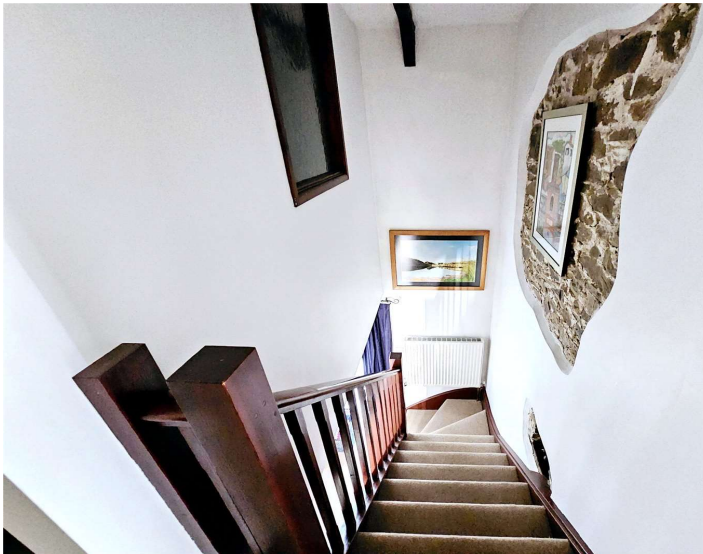


Within a mile you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 12 mile drive and is very popular with surfers and body borders alike.





The Granary, Berry Farm, Langtree, Torrington, Devon, EX38 8NU



THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A SLATE ROOF . YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS SERVICED BY A SHARED PRIVATE DRAINAGE SYSTEM.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 9 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER) THIS SPEED MAY BE IMPROVED WITH THE USE OF EITHER AIRBAND OR STARLINK SYSTEMS.

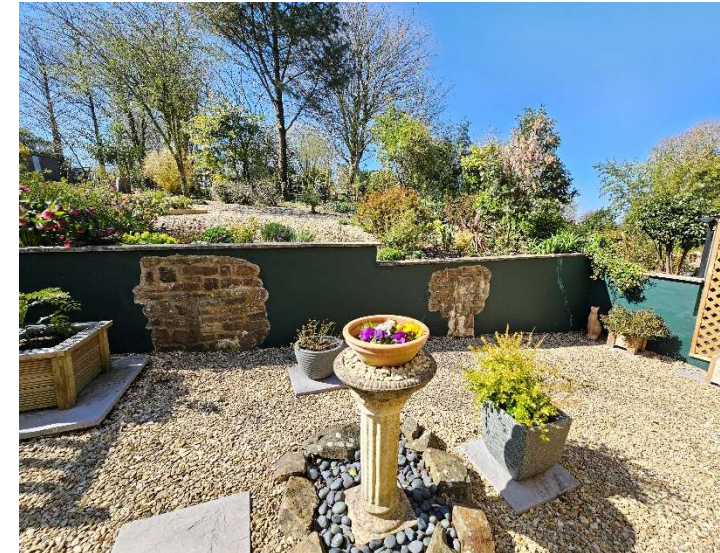
MOBILE PHONE: COVERAGE IS LIMITED INSIDE BUT LIKELY OUTSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THERE IS AN ANUAL MAINTANENCE CHARGE WHICH OVER THE LAST THREE YEARS HAS AVERAGED £97.56.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

The Granary, Berry Farm, Langtree, Torrington, Devon, EX38 8NU



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Directions

From our offices proceed down Well Street turning right on New Road. Continue down the hill across the river bridge and up the other side passing Little Torrington on your left and Smytham Manor Holiday Park on your right. Take the next turning right onto a single track lane and continue for approximately 1.2 miles through a wooded area and past Stowford Lodge holiday cottages on your right. Continue on the lane around some sharp bends to the next cluster of properties. At the crossroads turn right "Berry Cross" and continue down the lane for approximately 1/4 of a mile and turn left onto the private driveway that leads to the cottage. (last on the right)

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...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.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.

