



Bond
Oxborough
Phillips

Changing Lifestyles

Roses Cottage Black Torrington EX21 5PX



BRITISH
PROPERTY
AWARDS

2024

★★★★★

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



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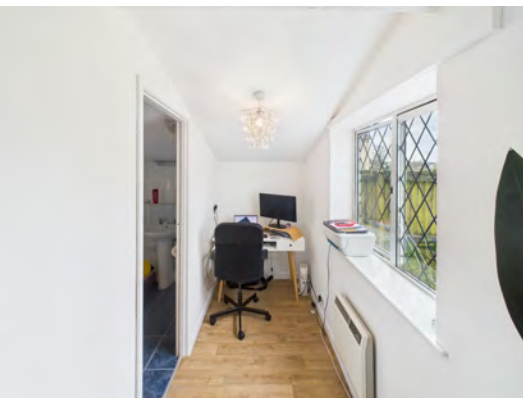
★★★★★

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £395,000



Changing Lifestyles

01837 500600

Roses Cottage, Black Torrington, EX21 5PX.

Embrace timeless character and countryside living in this delightful three-bedroom cottage, set within generous gardens approaching three-quarters of an acre...



- Heart Of Thriving Village
- Glorious Three-Quarter Acre Garden
- Characterful Three-Bedroom Cottage
- Exposed Beams And Fireplaces
- Recently Fitted Country Kitchen
- Versatile Dual Reception Rooms
- Large Summer House Potential
- Store With Power And Water
- Tranquil Yet Well Connected
- Countryside Walks On Doorstep
- Full Of Charm Throughout
- Rustic Stone Wall Features
- EPC - D



Tucked away in the heart of a popular village, this delightful 3-bedroom cottage offers a lovely mix of charm, comfort, and countryside living. Surrounded by beautiful gardens nearing three-quarters of an acre, it's the kind of home that encourages you to relax, slow down, and enjoy the peaceful setting.

From the moment you arrive, you'll feel the warmth of this home. Step inside and you'll find plenty of original features that give it real character, exposed beams, thick stone walls, and two welcoming fireplaces that are perfect for cosy evenings. It's easy to picture yourself curled up with a book or spending time with friends and family around the fire.

The kitchen/breakfast room has been recently updated, combining traditional style with modern convenience. It's a great space for everyday meals or a quiet coffee in the morning, with views over the garden that add to the calm, homely feel. Two separate reception rooms offer flexibility, whether you need a place to entertain, work from home, or just unwind after a long day.



Outside, the garden is a real highlight. There's space for everything, growing vegetables, playing with the kids, or simply enjoying nature. A large summer house with power opens up lots of possibilities, from a garden office to a creative studio or a peaceful hideaway. There's also a handy outbuilding with power and water, perfect for extra storage or hobbies.

The cottage sits in a friendly, well-regarded village that offers the best of both worlds, quiet country living with easy access to local shops, schools, and lovely countryside walks.

This is a home that feels special from the moment you walk in. Whether you're looking for a change of pace, a family home with space to grow, or simply a place that makes you smile each day, this cottage is worth a closer look. Full of charm, character, and potential, it's a home where you can truly settle in and make it your own.

Changing Lifestyles

Black Torrington is a traditional Devon village set in beautiful countryside between the market towns of Holsworthy and Hatherleigh. It offers a range of local amenities, including a Church of England Primary School, a Doctors Surgery with Pharmacy, a well-regarded local pub, and a Village Hall that serves as a hub for community events. The playing fields are well-equipped with a Multi-Use Games Area, children's play zone, toddler area, and outdoor fitness equipment. A Post Office service operates from the Community Hall on Fridays between 12:30pm and 2:30pm.

Surrounded by unspoilt rural landscapes, the area is ideal for those who enjoy walking, nature, and countryside living. Nearby villages include Sheepwash, Shebbear, Highampton and Stibb Cross, while the River Torridge offers accessible game fishing opportunities. Holsworthy, with its range of shops, supermarkets, schools, and leisure facilities, is just 9 miles away, with Hatherleigh approximately 6 miles to the east.



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