



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wyburn House  
New Street  
Torrington  
Devon  
EX38 8BN

**Offers in excess of: £375,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Stunning period home
- Beautiful character features
- Separate reception rooms
- Log burning stoves
- Seven bedrooms
- Six ensuites
- Separate one bedroom flat
- Enclosed and walled South facing garden
- Garage in block (off of Town Park)
- EPC: D



Hidden in plain sight is this stunning example of a grand period home. Offering fantastic scope for an expanding family, those that need dual occupancy (annex potential) or even for the ultrapreneurial type amongst you the opportunity to live in and run your own guest house or simply housing lodgers. After a short stroll through the Church yard you will find yourself in the heart of Torrington Town square. Steeped in history, dating back to the English civil war the bustling town provides everything needed for your daily essentials with the choice of two butchers, two green grocers, a Co-op a pretty panier market boasting several craft shops as well as much much more. At the end of the panier market is the closest access to Torrington Commons, 365 acres of countryside following the River Torridge allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.



Wyburn house boasts many of the features desired and expected when purchasing a period home, after all that's why we love them so! Feature fireplaces, log burning stoves, picture rails, panelled doors, and a beautiful mosaic tiled floor to name but a few. My favourite space however is the garden room, a glazed atrium, perfect for those that like to dabble with exotic fauna and flora. It's a real calming space to sit of an evening enjoying a glass of your favourite tippie to help unwind and relax. In total there are seven bedrooms in the main house as well as a one bedroom bed ground floor flat. The bedrooms are serviced by six ensuites as well as a separate family bathroom adding to the properties versatility.

## Changing Lifestyles



Outside the property continues to titivate your imagination adding yet further to the character and charm of this stunning home. A South facing tiered cottage garden provides a secluded sunny enclave just right for those warm summer evenings. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Wyburn House you will know if it's "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.

*THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS FIRED CENTRAL AND WATER HEATING, THERE ARE TWO LOG BURNING STOVES. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.*

*BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

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## Directions

From our offices continue down Well Street to the cross roads turning left into New Road. Continue to the roundabout turning left into Calf Street which in turn becomes New Street. Pass Potacre Street and the Church on your left hand side. The property is located after a very short distance on the 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 to be negotiated separately. 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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Devon

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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.

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.

