



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hope Cottage  
Beaford  
Winkleigh  
Devon  
EX19 8LR

**Offers in excess of: £300,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)



## Hope Cottage, Beaford, Winkleigh, Devon, EX19 8LR



- Central village location
- No onward chain
- Four bedrooms
- Separate bath and shower rooms
- Separate reception room
- Down stairs cloakroom with shower
- Good sized enclosed garden
- First floor views of adjoining countryside
- EPC: E
- Council Tax Band: D



A charming period terraced home located in a quaint village setting. This delightful property boasts four spacious bedrooms, offering ample space for a growing family or those who enjoy hosting guests. The interior is bright and well-lit, creating a welcoming and homely atmosphere throughout. The comfortable living spaces are perfect for relaxing or entertaining, while the well-maintained garden provides a peaceful outdoor retreat.

Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it ideal for modern family living. With its combination of characterful features and modern conveniences, this home presents a wonderful opportunity for those seeking a charming and spacious residence in a picturesque village setting. Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing.

Location is often key when considering a move, the ability to enjoy long countryside walks from your front door is a real bonus as well as having only a short stroll to the local shop and public house. The Globe Inn is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.



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Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside 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.

If you are looking for the perfect change of lifestyle this lovely home is exactly what you are looking for. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting you will know if it is "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.









## Hope Cottage, Beaford, Winkleigh, Devon, EX19 8LR



THE VENDOR INFORMS US THAT THEY ARE UNAWARE OF THE CONSTRUCTION OF THE HOUSE.YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE A MULTI FUEL BURNING STOVE IN THE IVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE.

BROADBAND: SUPER-FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIMITED INTERNALLY AND LIKELY OUTDOORS. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)  
PART OF THE BUILDING HAS A FLYING FREEHOLD

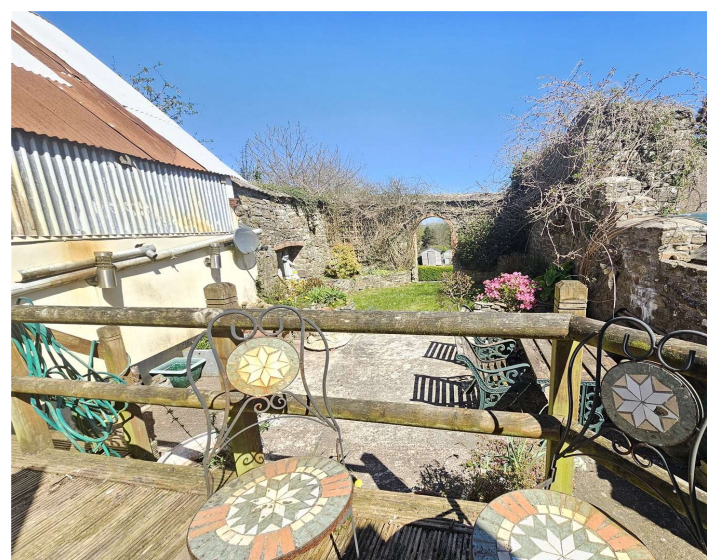
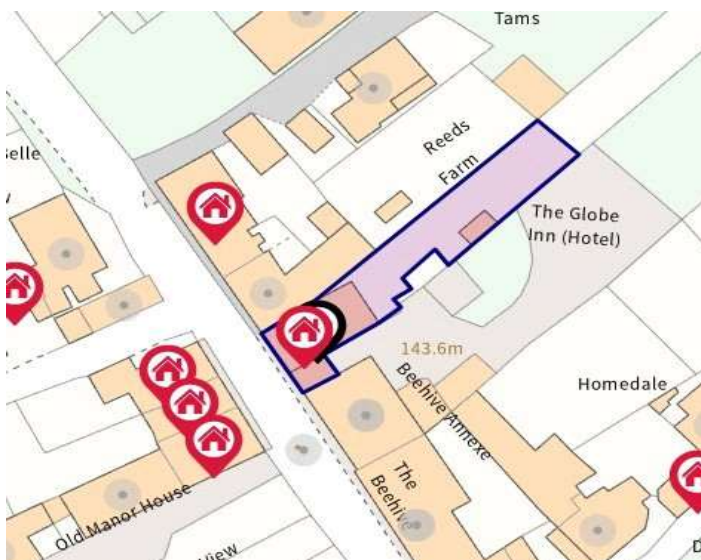


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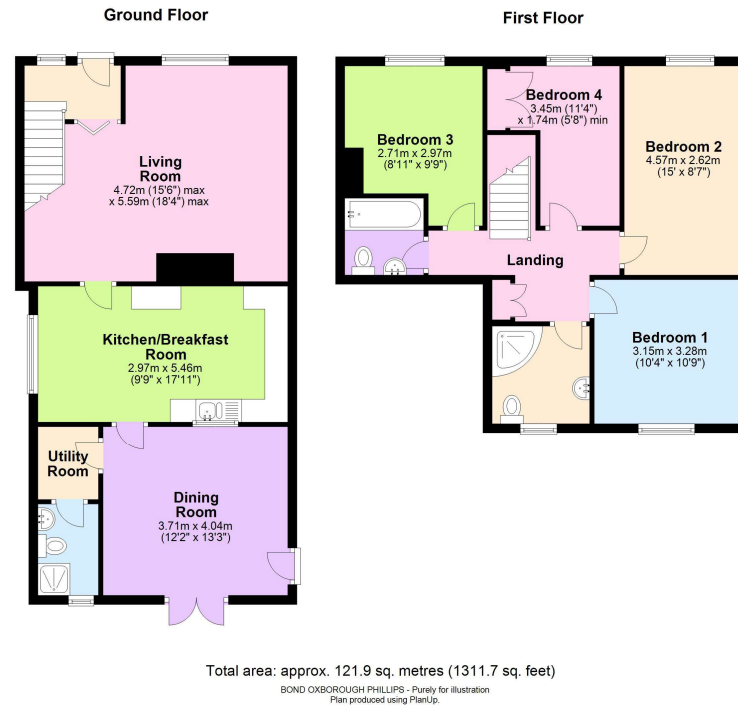


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## Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles. Enter the village and continue to where the cottage is located on your left hand side next door to The Globe Inn.

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  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@bopproperty.com](mailto: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.

