



Bond
Oxborough
Phillips

Changing Lifestyles

Uplands
Warren Lane
Torrington
Devon
EX38 8DP

Offers in excess of: £650,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Uplands, Warren Lane, Torrington, Devon, EX38 8DP

- Elegant period home
- Panoramic views of the Torridge Valley
- Five bedrooms
- Four Bathrooms
- Three reception rooms
- Stone walled garden
- Adjoining 360 Acre Commons
- Level walk to Town
- EPC: D
- Council Tax Band: E



Exuding elegance, this handsome Victorian home is sure to turn heads! Enjoying a commanding elevated position with views across the Torridge Valley and glorious rolling hills of the North Devon Countryside beyond.

Spanning over 4 floors, Uplands combines timeless character with generous, well-planned spaces. Immaculately presented throughout, offering the perfect blend of beautiful period features that you would expect from such a home, with all the desires of modern day living. The combination of all of these factors make this unique home one of the most premier residences in town.

On entering the property, you are greeted by the Garden room giving, quite simply put "stunning views" of the gardens and views. Through the original Front Door and from beautiful tiled hallway are three good sized reception rooms and in addition access to the basement, ideal for a playroom/home office or cinema room. The south facing sitting room, complimented with a lovely log burner, and music/reading both enjoy views out over the garden and hills beyond.

The kitchen has been opened up to create a fantastic entertaining space that flows seamlessly into the bay fronted dining room as well as providing access to the garden. Completing the ground floor is a large utility room and shower room.

On the first floor, the master bedroom boasts an en-suite bathroom for convenience and is complimented by two additional double bedrooms on the same level as well as a stunning four piece family bathroom complete with a claw foot roll-edged bath. The top floor offers the remaining two bedrooms and a tastefully fitted shower room.



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As beautiful as the house is, it's equally as impressive when you step outside. A long gravelled driveway leads to the property and offers ample parking for multiple vehicles. The gardens are a delight with south facing high stone wall. Enjoying a good degree of privacy, and featuring an abundance of flower beds along with a prefect area for growing vegetables. A useful stone built shed provides plenty of storage.

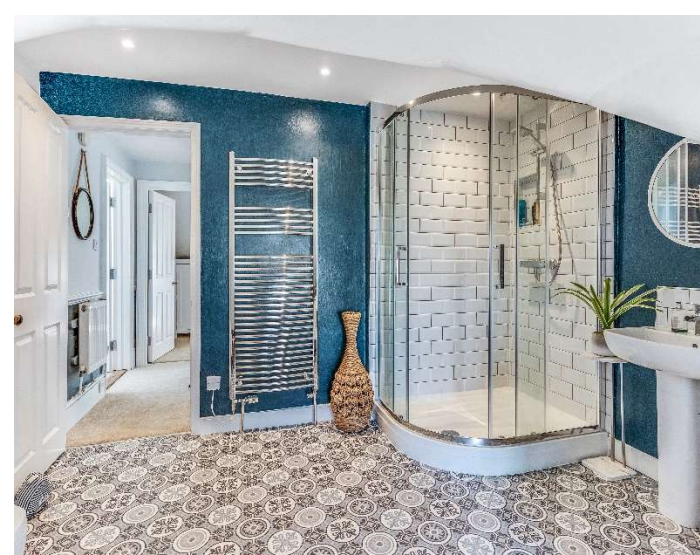
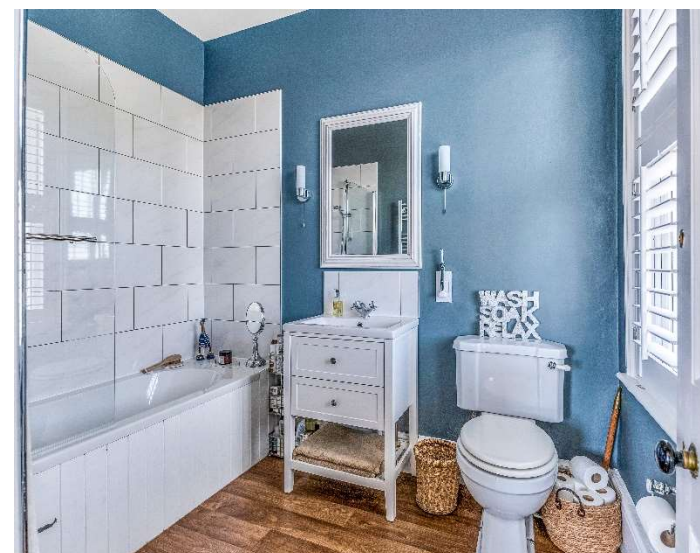
Stepping outside of this stunning property you are direct onto Great Torrington Commons, 365 acres of countryside following the River Torridge allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where 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.

I could keep waxing lyrical about how wonderful this property and its position is, but I think in this case, its best left to the home itself! Only by visiting Uplands 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.

Agents notes: Please be aware that the property is owned by an employee of Bond Oxborough Phillips estate agents.



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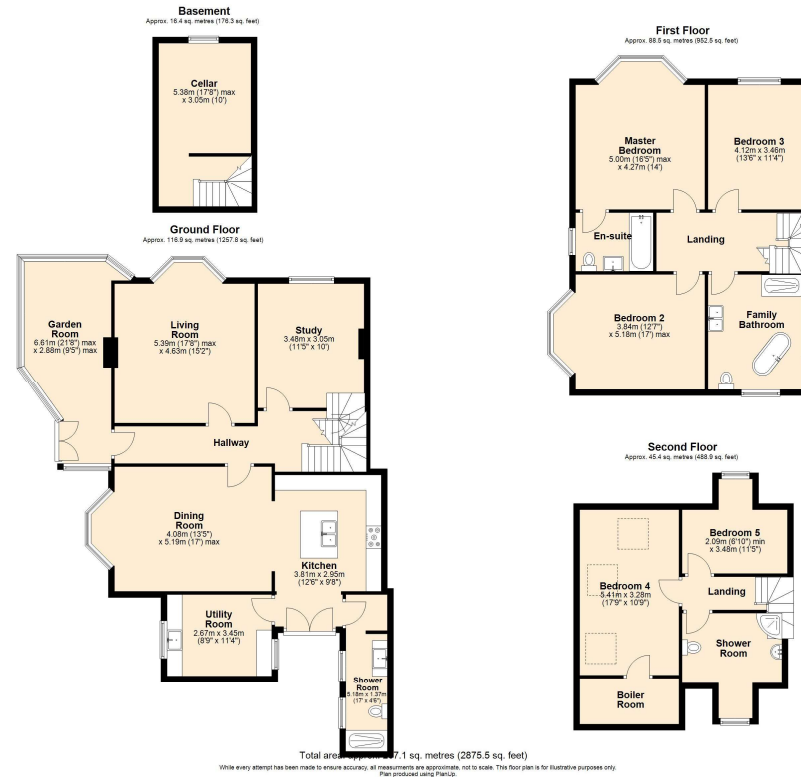
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Directions

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 the road to where it curves to the right. Uplands is located immediately in front of you, accessed by a pedestrian and double gates to the gravelled driveway.

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 the road bends to the left. At this point the entrance to the driveway is on your right hand side.

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...

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to provide you with a free valuation of your home.

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