



Bond
Oxborough
Phillips

Changing Lifestyles

Torridge Cottage
Beaford
Winkleigh
Devon
EX19 8LJ

Asking Price: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Torridge Cottage, Beaford, Winkleigh, Devon, EX19 8LJ

- Stunning period home
- Four bedrooms
- Ensuite to the master bedroom
- Separate reception rooms
- Large farmhouse style kitchen
- Four piece family bathroom
- Front and rear gardens
- Views to the rear across adjoining meadow
- EPC: F
- Council Tax Band: D



A charming and spacious four bedroom period home located in the pretty North Devon village of Beaford. This delightful property boasts a bright and inviting interior, exuding a sense of homely warmth and comfort. The well-maintained and stylishly decorated living spaces offer plenty of room for relaxation and entertainment, making it an ideal home for families or professionals alike.

The property features a beautiful enclosed front garden, perfect for outdoor gatherings or simply enjoying some fresh air and sunshine in a village setting. There is also an enclosed patio garden to the rear of the cottage that backs onto an open meadow, an ideal space to walk the dog. Situated in a convenient location with easy access to local amenities and transport links, this property offers the perfect blend of rural charm and urban convenience.



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 only having 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. For those raising a young family there is a locally revered primary school in the village just across the road.

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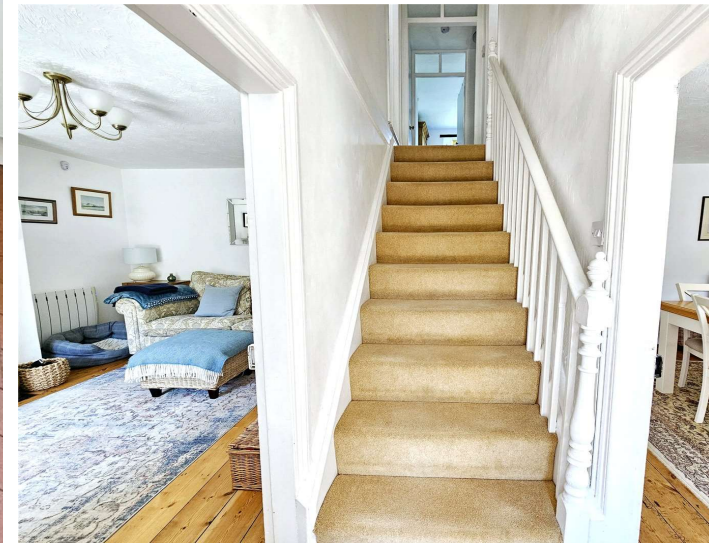
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Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier 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". Don't miss out on the opportunity to make this luxurious and sophisticated property your new home. Contact us today to arrange a viewing and experience the inviting appeal of this wonderful residence for yourself.





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THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY ELECTRIC HEATING. THERE ARE ALSO TWO LOG BURNING STOVES LOCATED IN THE LIVING ROOM AND DINING ROOM. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

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

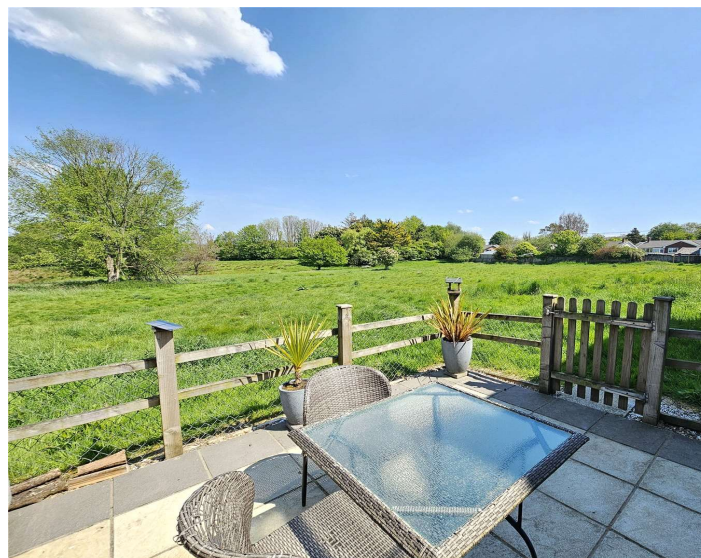
MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THERE ARE OTHER ASSOCIATED COSTS WHEN PURCHASING A NEW HOME INCLUDING SDLT (STAMP DUTY). CLICK THE LINK TO CHECK NOW - [HTTPS://WWW.GOV.UK/STAMP-DUTY-LAND-TAX/RESIDENTIAL-PROPERTY-RATES](https://www.gov.uk/stamp-duty-land-tax/residential-property-rates)

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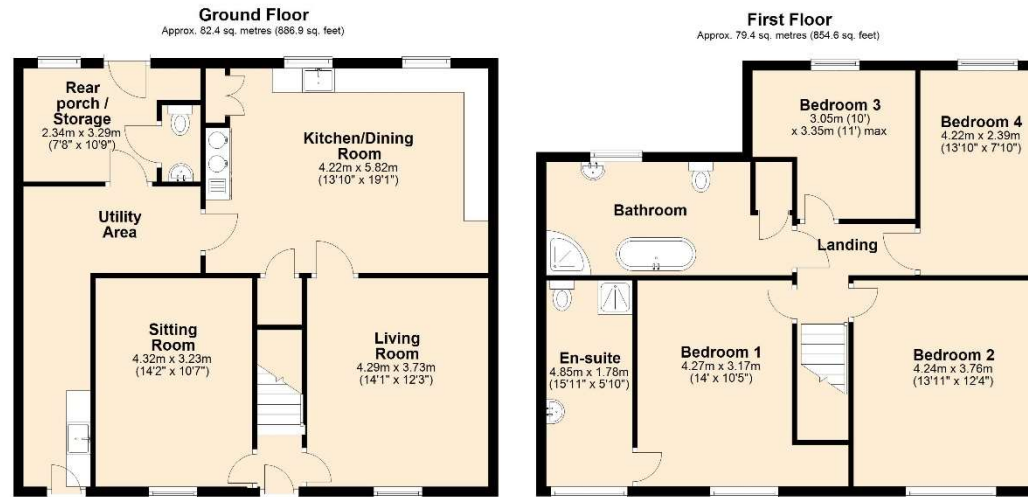
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Total area: approx. 161.8 sq. metres (1741.4 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Plan produced using PlanUp.

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 passed the public house on your left hand side to where the cottage can be found on the left hand side after a short distance

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...

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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
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