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Changing Lifestyles

2 Abbaton Cottages
Huntshaw
Torrington
Devon
EX38 7HF

Asking Price: £360,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 Abbaton Cottages, Huntshaw, Torrington, Devon, EX38 7HF

AN IDYLIC THATCHED COTTAGE NESTLED IN A PEACEFUL RURAL LOCATION



- 3 Bedrooms
- Cosy Sitting Room with exposed beams & a wood burner
- Spacious country-style Kitchen / Dining Room
- 2 Bathrooms
- Driveway parking for 2 vehicles & large Garage
- Craft / Summer Room with views across the garden
- Oil fired central heating & UPVC double glazing
- Surrounded by colourful gardens & rolling countryside views
- Frequent visits from rare birds including yellowhammers & woodpeckers



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Overview

Tucked away in a beautifully peaceful rural setting, this charming and characterful thatched cottage offers a rare opportunity to embrace country living whilst still being within easy reach of local amenities and nearby market towns such as Barnstaple, Bideford and Torrington. From the moment you arrive, the idyllic surroundings create a sense of tranquillity, with nature in abundance and an ever-changing landscape filled with colour and wildlife. The delightful and varied gardens are a real feature of the home, offering far-reaching views over the rolling countryside whilst providing a variety of spots to unwind or entertain. The gardens are frequently visited by a wide range of rare birds including vibrant yellowhammers, woodpeckers, and more, making them a haven for nature lovers.

The cottage, itself, is exceptionally well-presented, blending rustic charm with modern comforts. Stepping inside, you're welcomed by a cosy Sitting Room with a striking wood burner nestled beneath exposed beams, creating a warm and inviting focal point. The spacious country-style Kitchen / Dining Room is perfect for family meals or gatherings with friends, complete with a built-in double oven and hob and dual aspect windows drawing in natural light. The 3 Bedrooms are of a good size, 2 of which benefit from lovely countryside outlooks, and there are 2 Bathrooms for added convenience.

There is driveway parking for 2 cars and the home also boasts a larger than average Garage with power and lighting - ideal for workshop space or additional storage. A useful Craft / Summer Room adds versatility and enjoys views across the garden and beyond, while a separate greenhouse provides additional space for gardening enthusiasts. With oil fired central heating and UPVC double glazing throughout, this is a warm and practical home ready to move into.

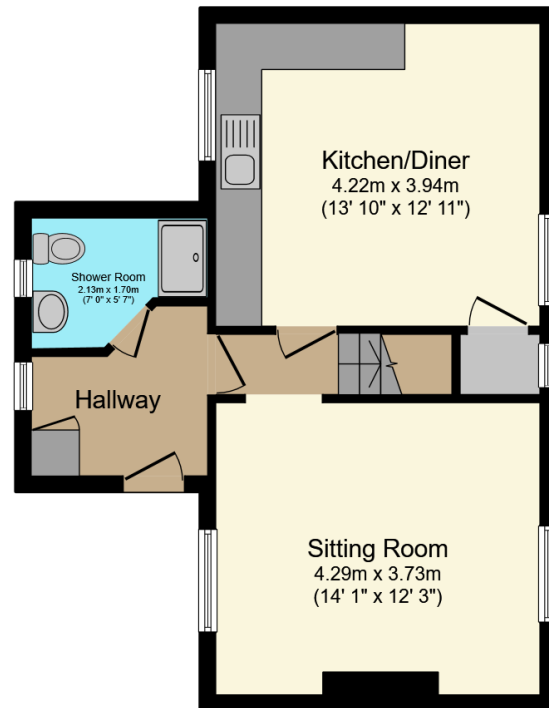
This truly is a must-visit property for anyone seeking a lifestyle change or simply looking for a peaceful retreat to call home, where the charm of a quintessential English cottage meets the convenience of nearby towns and the beauty of Devon's countryside at your doorstep.

Agents Notes

This property has oil fired central heating. The oil tank is located near the front of the house and the boiler is in the kitchen cupboard.
This house has private drainage.

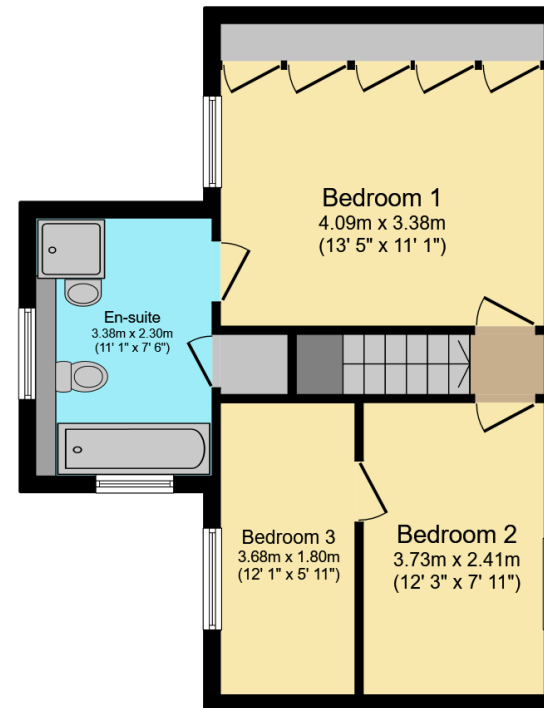
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 44.8 sq.m. (482 sq.ft.)



First Floor

Floor area 44.8 sq.m. (482 sq.ft.)

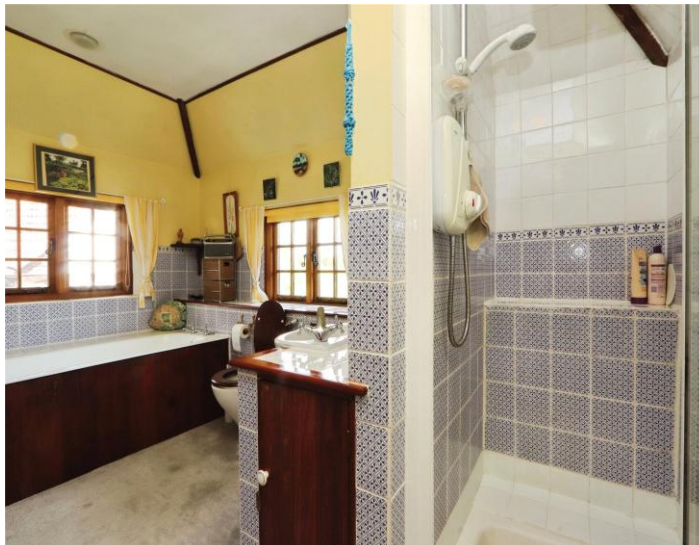
Total floor area: 89.6 sq.m. (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

Huntshaw is a very pretty and traditional Devonshire hamlet and is situated approximately 2 miles from the market town of Torrington which offers a selection of shops and other amenities including post office, banks, library and pubs.

The area is known for its shooting, fishing and walking on the North Devon Coastal Path and cycling on the Tarka Trail. Horse riding in the locality is excellent with any number of bridle paths in and around Huntshaw.

The North Devon regional centre of Barnstaple is approximately 10 miles away and offers a more extensive range of everyday amenities. The Royal Horticultural Society gardens at Rosemoor are nearby and there are a number of National Trust properties that area easily accessible.

The North Devon Link Road is approximately 10 miles away which offers an easy link to the M5 motorway network at Tiverton. Tiverton Parkway also offers an excellent service to London Paddington taking under 2 hours. Exeter Airport offers an increasing number of domestic and international flights which often avoids the need to travel to the London airports.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/overdrive.baked.dancer>

From Bideford Quay, proceed in the direction of Northam. Take the right hand turning at the Heywood Road roundabout and proceed in the direction of Barnstaple. At the Roundswell roundabout with the BP Garage on your left hand side, take the right hand turning onto the B3232. Proceed along this road passing through Newton Tracey and then on towards Alverdiscott. Upon reaching Alverdiscott, continue along the road passing the church on your left hand side. Take the next right hand turning to Abbaton Cottages. Proceed along the road to where number 2 Abbaton Cottages will be found on you left hand side displaying a For Sale board and nameplate.

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 and 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 available 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

