



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Redlands  
Langtree  
Torrington  
Devon  
EX38 8LQ

**Asking Price: £450,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



2 Redlands, Langtree, Torrington, Devon, EX38 8LQ

### 3 Bedroom House in Idyllic Location



- Three-bedroom semi-detached house in delightful Devonshire countryside
- Elevated position with uninterrupted, far-reaching views over farmland
- Approx. quarter-acre plot with large rear garden, mainly laid to lawn
- Spacious lounge with feature fireplace and wood-burning stove
- Well-equipped kitchen diner with ample space for appliances
- Light-filled conservatory overlooking patio and rolling fields
- Three bedrooms, plus a wet room



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## Overview

**This charming three-bedroom semi-detached house is perfectly positioned on an approximately quarter-acre plot in the delightful Devonshire countryside, just outside Bideford on the road towards Stibb Cross. Set in an elevated location, the property enjoys uninterrupted, far-reaching easterly views over the adjoining farmland, creating a wonderful sense of peace and space that truly captures the essence of countryside living.**

**A driveway leads up to the house, providing ample parking for multiple vehicles alongside a generously sized double garage with power and light connected, measuring 18'4" by 17'5". This garage offers a main front door and a side door, holding excellent potential for conversion into additional accommodation or an Airbnb (subject to planning permission).**

**Upon entering the home, you're welcomed into a light and airy lounge, featuring a charming fireplace with a wood-burning stove — a perfect focal point for cosy winter evenings. The kitchen diner is spacious and well-equipped, with a good range of eye and base-level cabinets and matching drawers, space and plumbing for a washing machine and dishwasher, and areas for an electric cooker and a fridge freezer. A double-glazed window provides a lovely outlook over both the side and rear of the property, while a UPVC door opens into a spacious conservatory. This delightful spot is perfect for unwinding and soaking up the idyllic surroundings, with views over the patio and garden towards the rolling green fields beyond.**

**Upstairs, the main bedroom and third bedroom both offer outlooks over the front of the property, while the second bedroom boasts fabulous countryside views and overlooks the rear garden. A very useful wet room is also located on this level, complete with a WC, sink, and shower area, adding to the home's overall convenience.**

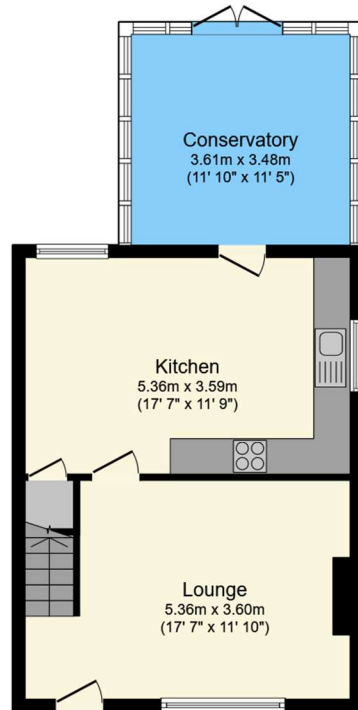
**The rear garden is undoubtedly a true highlight of this property. Immediately adjacent to the conservatory is a lovely patio area — the perfect spot to relax and enjoy the peaceful countryside views. Mainly laid to lawn, the garden provides an expansive space that's ideal for families and a dream come true for gardening enthusiasts. Beautifully arranged flowers, plants, and shrubs add colourful decorative touches, creating a haven alive with the sounds and sights of nature. A charming secret garden, thoughtfully fenced off from the main lawn, features a lovely seating area — a perfect retreat for a quiet cup of tea or a good book. A useful outside shed and a paved path leading around to the driveway add practicality and charm.**

**This home truly embodies the perfect blend of rural charm and everyday convenience, offering a tranquil lifestyle in the heart of the Devonshire countryside.**

## Agents note

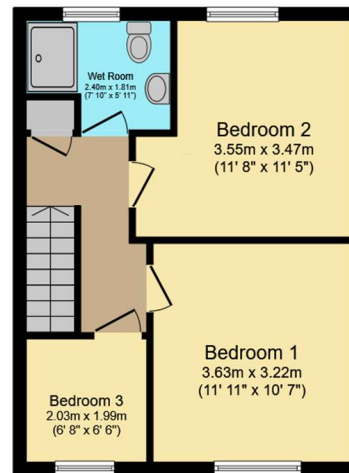
**This house has oil fired central heating**

**Drainage is via a cess pit shared with next door (2 Redlands pays 40% of any related charges)**



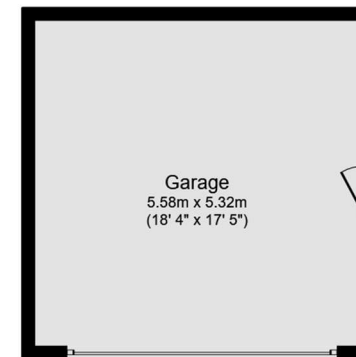
Ground Floor

Floor area 52.4 sq.m. (564 sq.ft.)



First Floor

Floor area 39.1 sq.m. (421 sq.ft.)



Garage

Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 120.3 sq.m. (1,294 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](http://www.Propertybox.io)





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## Area Information

Stibb Cross is a quiet village west of Great Torrington. It is home to the pleasant pub, the Union Inn. The closest primary school is in Langtree and there are good transport links to Bideford, Holsworthy and Great Torrington for other schools. Stibb Cross is surrounded by beautiful Devonshire countryside.

Be sure to patronise Great Torrington's unique arts centre with its programme of crafts, courses, up-to-date popular art and house cinema too. It's about the best place to catch quality live music and rising stand-up comedy in North Devon.

Stibb Cross is also within driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A good bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy and Ilfracombe with ease from Great Torrington.

## Directions

From Bideford Quay proceed in the direction of Torrington. Take the right hand turning signposted Frithelstock / Monkleigh and continue on this road passing through Frithelstock and entering Frithelstockstone. At the 'T' junction turn left and continue on this road leaving the village and passing the garage on your right-hand side on the crest of the hill and past Copp's removals on your left. After roughly half a mile there is a large right-hand bend, bear left here onto the lane following the signs into the parking area for 2 Redlands.

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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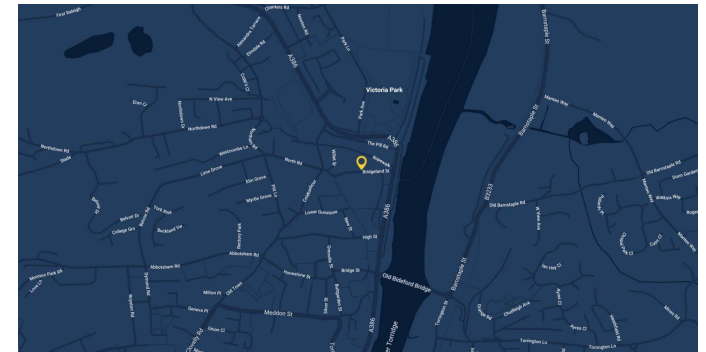
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