



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

East Lyn  
Calvesford Road  
Great Torrington  
Devon  
EX38 7DQ

**Offers in excess of: £350,000 Freehold**



Changing Lifestyles

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



East Lyn, Calvesford Road, Great Torrington, Devon, EX38 7DQ

- No Onward Chain
- Detached Bungalow
- Off Road Parking for Multiple Cars
- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- Short Walk to Town
- EPC: C
- Council Tax Band: B



Welcome to East Lyn Tucked away on a generous wraparound plot just a short, level stroll from the heart of Great Torrington, East Lyn is a charming and deceptively spacious detached bungalow that offers the perfect balance of peaceful seclusion and everyday convenience. With its expansive frontage, mature gardens, and ample parking, this is a home that immediately impresses not just with its scale, but with its warmth and versatility.

Step inside and you'll find a home thoughtfully laid out for comfortable living. There are three bedrooms in total two generous doubles and a cosy single that could easily serve as a home office, nursery, or hobby room. The heart of the home is undoubtedly the large kitchen-diner, a light-filled space with plenty of room for family gatherings or quiet morning coffees. Just off the kitchen, a spacious and inviting reception room offers a welcoming setting for relaxing or entertaining. There is also a modern shower room, designed with practicality in mind.

What truly sets East Lyn apart, however, is the land it sits on. The plot wraps fully around the property, creating a sense of privacy and openness that is increasingly hard to come by. The large open frontage provides plenty of off-road parking and lends the property an impressive sense of arrival. To the rear, a sun-soaked garden offers a true haven ideal for keen gardeners, outdoor dining, or simply enjoying the peace and quiet of this tucked-away location.



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**With so much space to enjoy, there's ample potential for landscaping, extensions (subject to planning), or simply letting your imagination run wild.**

**Located just a short, level walk from Torrington's town centre, the position is as practical as it is picturesque. Great Torrington is a vibrant and historic market town that sits proudly above the River Torridge. It boasts a rich sense of community, independent shops, cafes, and all the essential amenities. For lovers of the outdoors, the Tarka Trail is close at hand a scenic route that follows the old railway line through some of Devon's most beautiful countryside, perfect for walkers, cyclists, and nature lovers alike.**

**Whether you're dreaming of a peaceful retirement retreat, a family home with room to grow, or simply a slice of Devon life with space and potential, East Lyn offers a rare chance to make that vision a reality. Homes like this with character, space, privacy, and such close proximity to both town and countryside are becoming increasingly rare. Don't miss the opportunity to make it yours.**



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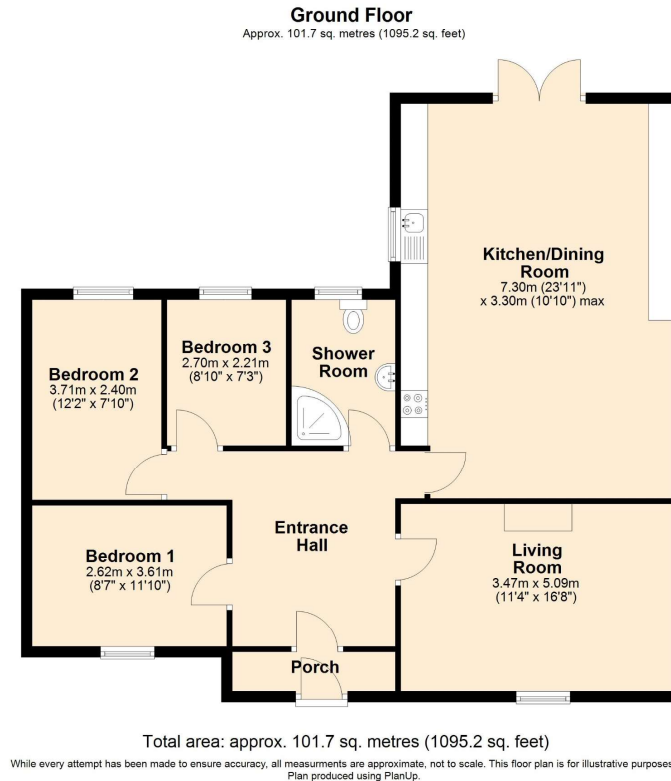


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## Floorplan



## Directions

From the office by foot or car, continue down Well Street to the A386 turning left towards the petrol station (clearly visible). At the roundabout turn right taking the second exit into Calf Street. Continue to the next roundabout taking the first exit onto Calvesford Road, where the property is located directly on your left hand side with name plate and For Sale board clearly displayed.

What3Words - [///fragment.punters.policy](#)

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@boproperty.com](mailto:torrington@boproperty.com)

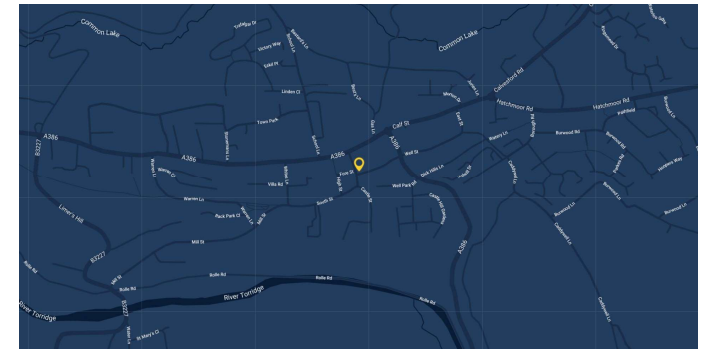
## Have a property to sell or let?

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

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for a free conveyancing  
quote and mortgage advice.



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