



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Mays Hill Cottages  
Mays Hill  
Torrington  
Devon  
EX38 7ES

**Asking Price: £450,000 Freehold**



**Changing Lifestyles**

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



- Plot approaching half an acre
- Large contemporary two bedroom bungalow
- Smaller two bedroom bungalow
- Workshop and garage
- A good selection of outbuildings
- Parking for multiple vehicles
- EPC: TBC
- Council Tax Band: B & A



A myriad of possibilities present themselves within this fantastic opportunity. Whether you are looking for somewhere to live with further income potential, a buy to let investment, the ability to have multi-generational living without being on top of each other or even the possibility of running a small business, the options are limit less.

Situated on a plot approaching half an acre is the main building, a large two bedroom detached bungalow with the potential to make a third bedroom in the attic space (already partly completed). You would just need to add a permanent staircase and seek building regulation approval. A bright, airy and contemporary home, it provides well-proportioned living accommodation and a fantastic sized garden. The master bedroom boasts a walk in wardrobe/dressing room and an ensuite shower room but the real show stopper in the fantastic open plan living space (in excess of 32' in length) that looks out over the garden through French doors. At the bottom of the site there is an additional two bedroom detached bungalow with conservatory, ideal for multi-generational living or as an income provider (this particular dwelling can currently be used as a holiday let but the current owner is currently going through the process of changing it to full residential use). Across from there are a selection of outbuildings, garaging and workshops, somewhere with huge potential to run a business from, tinker with cars or simply use as storage. There is a large hard standing area upon entering the site, ideal for parking several vehicles for those living there and visiting.



All in all there is a lot to take in here, more really that can be described. If it is tickling your fancy on paper it just gets so much better when there in person so why not come and take a look?



THE VENDOR INFORMS US THAT THE LARGER PROPERTY IS PART BLOCK PART TIMBER FRAMED CONSTRUCTION WHILST THE SMALLER PROPERTY IS BELIEVED TO BE OF SIMILAR MATERIALS. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTIES ARE SERVICED BY LPG GAS FIRED HEATING, THERE IS A LOG BURNING STOVE IN THE LIVING ROOM OF THE LARGER BUNGALOW. MAINS ELECTRIC AND WATER ARE CONNECTED AND BOTH PROPERTIES ARE ON PRIVATE DRAINAGE.

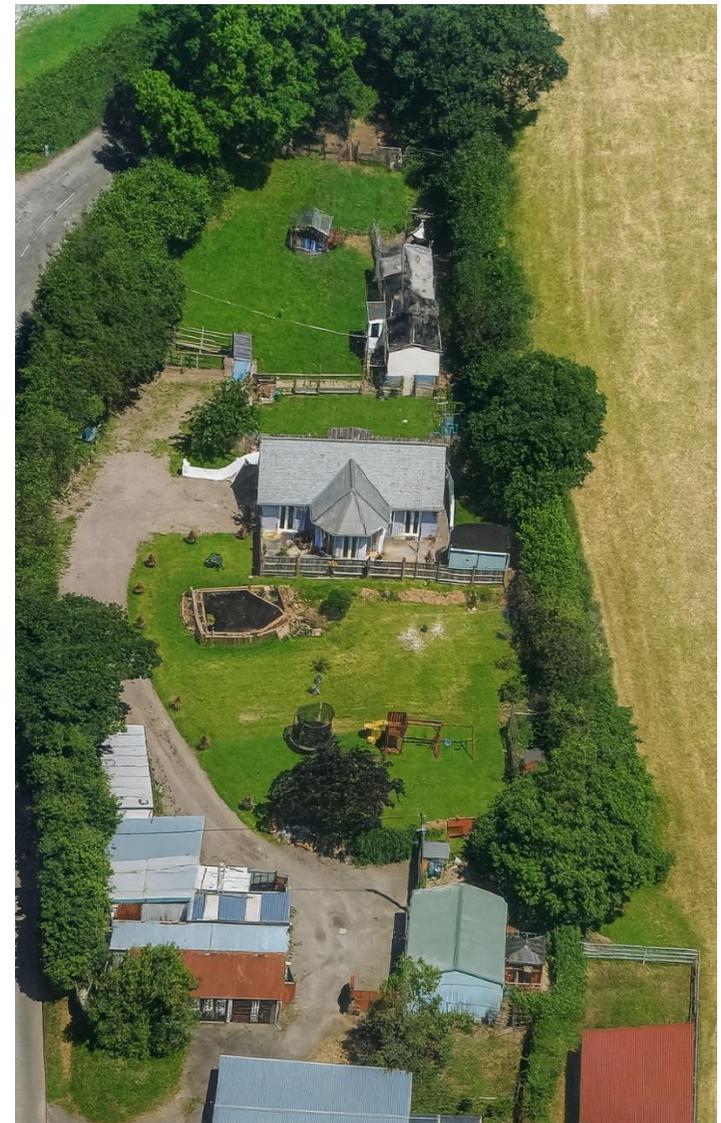
BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 48MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

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





# Ducklingsinn Cottage, Mays Hill, Torrington, Devon, EX38 7ES



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## Directions

From Torrington take the B3232 towards Barnstaple passing Great Torrington Secondary School on the right hand side. Follow this road leaving the town and up the hill. Mays Hill Cottages will be located on the right hand side after a short distance.

What3Words: clearcut.playoffs.rummage

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.

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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)

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contact the team at Bond  
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