



Bond
Oxborough
Phillips

Changing Lifestyles

Windsor House
New Road
Torrington
Devon
EX38 8EJ

Offers in excess of: £550,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Windsor House, New Road, Torrington, Devon, EX38 8EJ

- Prominent position
- Income potential
- Six bedrooms
- Six Bathrooms
- Six reception rooms
- Double garage & Large driveway
- Various outbuildings
- Gardens
- Grade II listed
- EPC: C
- Council Tax Band: D



Big. Very Pretty. Exceptionally well presented and hidden in plain sight. By this I mean that what you notice when you pass the home is less than half the story. One might never imagine that behind the handsome doorway there are six bedrooms, six bathrooms, six reception rooms, a large and stylish kitchen/dining room (most with beautiful views) and to top it off, pretty gardens, a double garage, driveway and various outbuildings all within a short stroll of the Town Centre. The home is grade 2 listed, has a classic and interesting double fronted façade with an equally stunning slate tiled side elevation (which begins to highlight its size).



The home has provided income in the past as a Bed and Breakfast from time to time as well as currently an Arbnb and I believe would make a perfect “ready to go” business proposition. Not least because two of the reception rooms are used as a games/entertaining room/gym and snug/cinema room respectively. The larger games room also features the old water well, cased in glass to make a stunning and safe feature. The staircase is also retractable which allows full cue room about a full-size snooker table should you so wish. It truly is a fantastic party room. The staircase to the cinema room is also a feature. It is a bespoke made, decorative Iron spiral leading from the sitting room, passing the gorgeous fireplace and feature timber panelling.

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Not to be out done, the living room also has a feature wood burner and surround and double doors out to the balcony to take in the views. From both the courtyard garden and the hallway you have access into a ground floor bedroom complete with its own ensuite shower room and a doorway into the sitting room, easily allowing it to become a self-contained flat offering the ideal space for a relative or as having further income potential. The first floor bedrooms each have a unique feel and some feature vaulted ceilings, four are ensuite and the remaining double has the benefit of the four-piece bathroom with roll top bath itself. Attention to detail is evident both in and out of the home. The garage is even immaculate. Furthermore, and reassuringly the home has been looked after by those who know and understand period properties and it has wanted for nothing. I genuinely love this home. If not for all the practicality, for the pure smiles at what secrets it hides behind almost every door and around every corner.

Whether you are looking for a large family home, a property with income potential or a place with the option for multi-generational living, Windsor House has it all! Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Windsor House you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



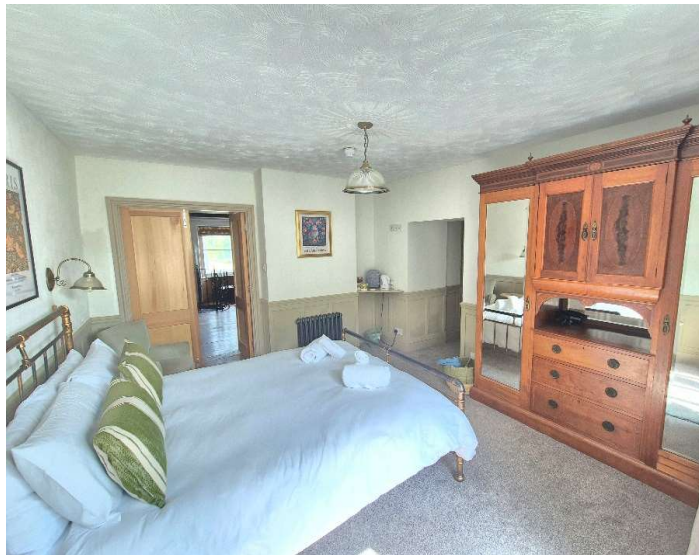
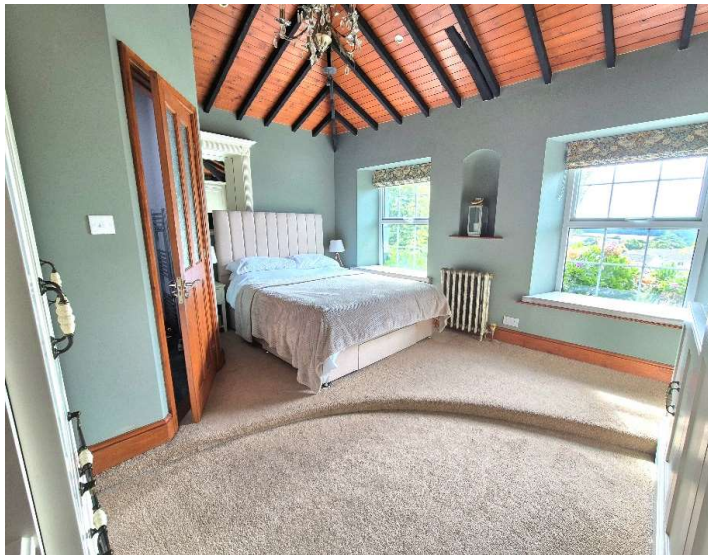
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YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY THE BUILD TYPE FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS FIRED CENTRAL AND WATER HEATING, THERE IS ALSO A LOG BURNING STOVE. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

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

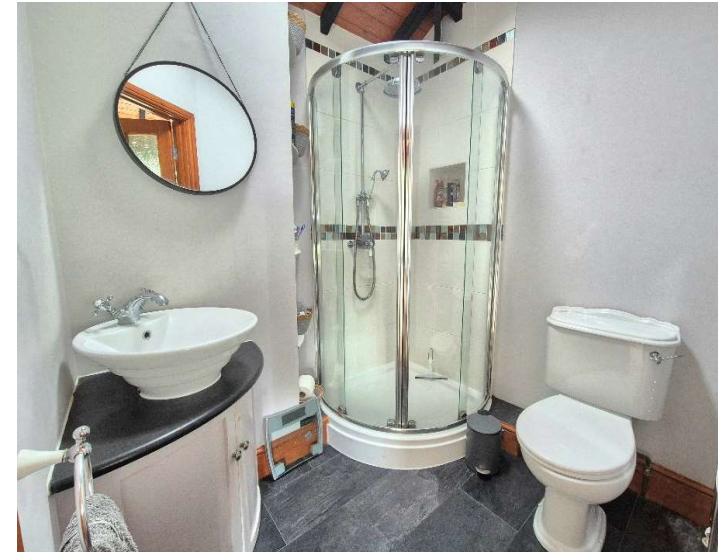
MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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Directions

On Foot: Leaving our office to your left, proceed along Well Street and follow right into New Road passing the pretty gated development where the property will be situated immediately on the right hand side with nameplate clearly displayed.

By Car: Approaching Torrington along the A386, turn right (or left from the B3232) at the roundabout with Marks and Spencer's on to New Road (A386) signed for Okehampton. Follow past the first turning on the right (Well Street) and turn right just passed the gated development into the driveway for Windsor House. There is plenty of parking along the right and next to the double garage.

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.

We are here to help you find and buy your new home...

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Torrington
Devon

EX38 8EP

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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
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.

