



Bond
Oxborough
Phillips

Changing Lifestyles

Oak Cottage
Broad Street
Black Torrington
Beaworthy
Devon
EX21 5PT

Asking Price: £249,950
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Oak Cottage, Broad Street, Black Torrington, Beaworthy, Devon, EX21 5PT



- MID TERRACE COTTAGE
- SPACIOUS AND VERSATILE ACCOMMODATION
- WELL PRESENTED
- 2 RECEPTION ROOMS
- 3 BEDROOMS (1 ENSUITE)
- ENCLOSED AND PRIVATE REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE WITH NO ONWARD CHAIN



This charming mid-terrace character cottage offers a delightful blend of period charm and modern comfort, set in a highly sought-after village location. Well presented throughout, the property provides spacious and versatile accommodation, including two inviting reception rooms and three generous bedrooms, one of which benefits from its own en suite. The home also enjoys an enclosed and private rear garden, ideal for relaxing or entertaining. Oak Cottage is available with no onward chain!



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after approximately 7 miles take the left hand turning signed Black Torrington. Upon reaching the next T-junction turn left towards the village and proceeding up the hill, passing the Methodist Chapel on the right hand side, the cottage will be found after a short distance on the right hand side with a Bond Oxborough Phillips 'For Sale' board clearly displayed.

Situation

Black Torrington is a traditional Devon village set in beautiful countryside between the market towns of Holsworthy and Hatherleigh. It offers a range of local amenities, including a Church of England Primary School, a Doctors Surgery with Pharmacy, a well-regarded local pub, and a Village Hall that serves as a hub for community events. The playing fields are well-equipped with a Multi-Use Games Area, children's play zone, toddler area, and outdoor fitness equipment. A Post Office service operates from the Community Hall on Fridays between 12:30pm and 2:30pm.

Surrounded by unspoilt rural landscapes, the area is ideal for those who enjoy walking, nature, and countryside living. Nearby villages include Sheepwash, Shebbear, Highampton and Stibb Cross, while the River Torridge offers accessible game fishing opportunities. Holsworthy, with its range of shops, supermarkets, schools, and leisure facilities, is just 9 miles away, with Hatherleigh approximately 6 miles to the east.



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Internal Description

Entrance Porch - 7'9" x 2'7" (2.36m x 0.79m)

Kitchen/Diner - 23'2" x 10' (7.06m x 3.05m)

Living Room - 25'8" x 12'9" (7.82m x 3.89m)

Conservatory - 8'8" x 7'9" (2.64m x 2.36m)

First Floor Landing - 7'6" x 3'1" (2.29m x 0.94m)

Bedroom 1 - 12'10" x 10'11" (3.9m x 3.33m)

Bedroom 2 - 10'9" x 9'10" (3.28m x 3m)

Ensuite Shower Room - 6'8" x 4'7" (2.03m x 1.4m)

Bedroom 3 - 10'5" x 9'2" (3.18m x 2.8m)

Bathroom - 7'10" x 7'9" (2.4m x 2.36m)

EPC Rating - EPC rating E (45) with the potential to be D (66).

Council Tax Banding - TBC.

Tenure - Freehold.



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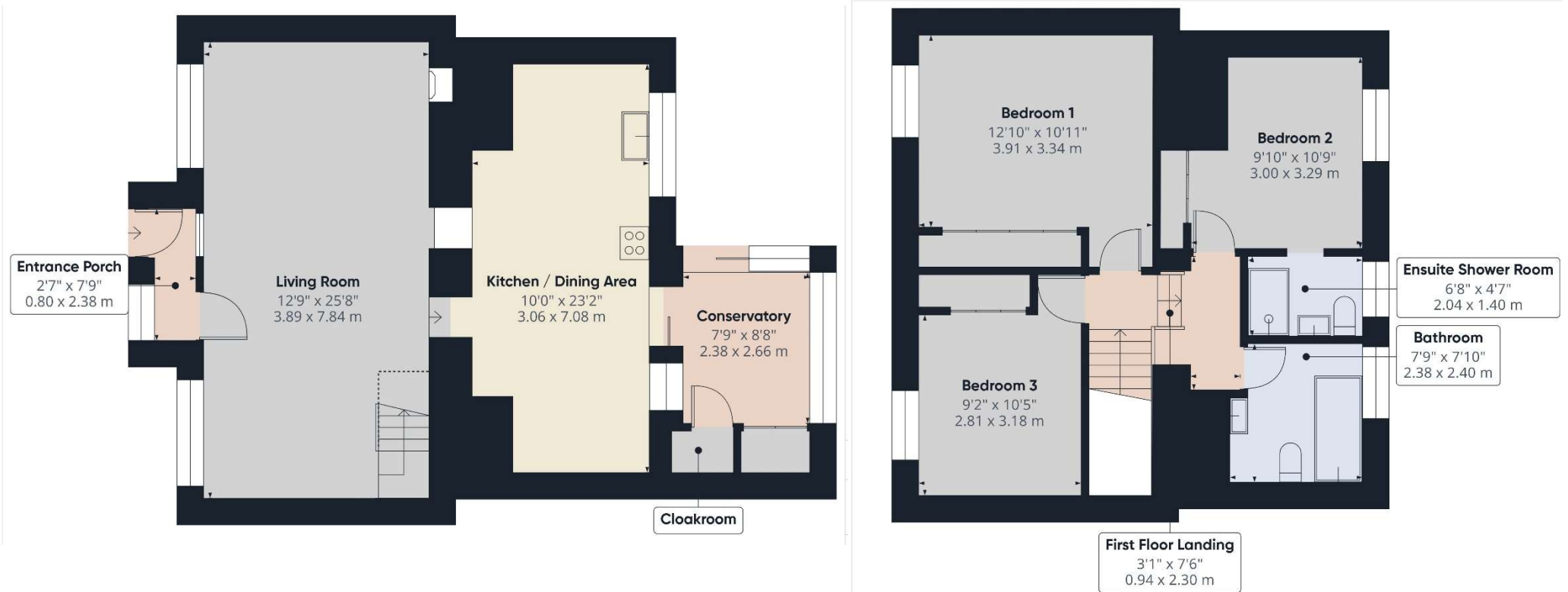
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We are here to help you find and buy your new home...

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

