



Bond
Oxborough
Phillips

Changing Lifestyles

22 Castle Hill
Gardens
Torrington
Devon
EX38 8ET

Asking Price: £250,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

- Large Front and Rear Garden
- Three Bedrooms
- Off Road Parking and Garage
- Close to Amenities
- EPC: TBC
- Council Tax Band: B



Welcome to 22 Castle Hill Gardens, A Unique urban reverse Living Home with Stylish Upgrades and Landscaped Garden

Situated in the ever-popular Castle Hill Gardens development, this beautifully presented three bedroom home offers a unique reverse living layout, providing elevated views and a bright, spacious feel throughout the main living areas. The current owners have lovingly upgraded and maintained the property, resulting in a stylish, practical, and easy-to-run home that's ready to move straight into.

Located just a short walk from Great Torrington town centre, highly regarded primary and secondary schools, Torrington Commons, and the scenic Tarka Trail, this property enjoys a prime position within a quiet and family friendly neighbourhood. Its ideal for those seeking both convenience and access to nature, with miles of countryside walks and cycle paths right on the doorstep.

The accommodation is arranged in a clever reverse layout, with two generously sized double bedrooms located on the ground floor along with a modern shower room. The former garage has been partially converted to create a useful utility area, complete with plumbing for a washing machine and ample space for additional appliances, perfect for busy family life.



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Upstairs, the first floor offers a light-filled and spacious open-plan living/dining room, ideal for relaxing or entertaining. The well-appointed kitchen enjoys direct access to the beautifully landscaped rear garden, which features a combination of patio and lawn creating a fantastic outdoor space for children to play, summer BBQs, or simply unwinding at the end of the day. Also on the first floor is Bedroom 3, currently used by the vendors as a dining room, which also has access to the rear garden, adding further flexibility to the layout.

The reverse living design was originally introduced to this development to maximise the lovely elevated views from the main living areas something that really sets this home apart from more traditional layouts. It brings a contemporary, urban-living feel to a peaceful countryside setting.



Externally, the property benefits from off-road parking, and the rear garden has been tastefully designed with low maintenance in mind while still offering a great deal of privacy and greenery. Surrounded by mature shrubs and secured with timber fencing, it's an ideal space for both families and professionals.

Just a 10-minute walk from the centre of Torrington and only 15 minutes from the Tarka Trail, 22 Castle Hill Gardens provides an excellent blend of town and country living. Torrington Commons a 365-acre expanse of open countryside is also nearby, offering scenic walks and direct access to the locally renowned cycle route that follows the River Torridge all the way north to Ilfracombe or south inland toward Meeth.

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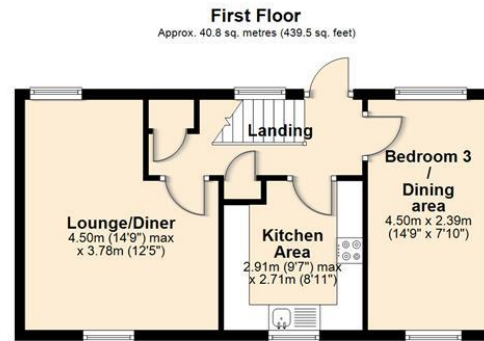


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Floor Plan



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

From Torrington Square take the Well Street exit and at the road junction turn right. Take the first right hand turning into Well Park Road then first left into Castle Hill Gardens. Take the first left where the house will be found after a short distance on your right hand side with For Sale board clearly displayed.

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...

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Devon

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Office photo to follow
shortly

