



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Old Meeting  
House  
Church Walk  
Torrington  
Devon  
EX38 8HS

**Offers in excess of: £475,000 Freehold**



Changing Lifestyles

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



# The Old Meeting House, Church Walk, Torrington, Devon, EX38 8HS



- Unusual period home
- Large well-proportioned accommodation
- Ground floor bedroom with ensuite wet room
- Two first floor bedrooms
- Bathroom with Japanese bath
- Large kitchen/diner and living room
- Separate studio/annex with shower room
- Two story workshop in excess of 65' in length
- Large garage
- Totally enclosed private garden
- EPC: E
- Council Tax Band: C



Not your run of the mill period home, perhaps that's why I love it so much.! Yes, it won't suit everybody but for those looking for something a little different, a stone's throw from the town centre and with the potential for multi-generational living or income potential, it's sure to turn heads. Its non-conventional living is sure to impress, especially the spacious first floor living room with vaulted ceilings overlooking the church yard. The heart of any house is its entertaining space namely the kitchen. The Old Meeting House doesn't disappoint in this department; in fact, it excels over most of the properties that I have seen over the years. Its stylish modern design compliments the character of the building and boasts enough space for the largest of friend pools. Adjoining the property and available by separate negotiation is a one bedroom first floor maisonette (currently an air bnb) over a small shop front. These two aspects lend themselves perfectly to combining into a two-bedroom home.



Multi-generational living seems to be becoming more common these days, something that is easily accommodated here, in fact the current owners do exactly that. There is already a ground floor bedroom with a very well-equipped ensuite wet room in the main house. If you were to prefer a little more privacy; on the other side of the courtyard garden is the entrance to a separate studio dwelling, ideal for the same purpose or as having an income potential as an air b&b or short hold tenancy property with a few minor adjustments. Just when you think there couldn't possibly be any more to this home, you are proven wrong. The potential is endless and could even be made yet bigger by utilizing the two-storey workshop space in excess of 65' long. Obviously if further accommodation isn't required then you still have a brilliant space for tinkering with your favourite projects or simply to securely store your possessions. Adjoining the workshop and fronting onto New Street is a larger than average garage with sliding doors.

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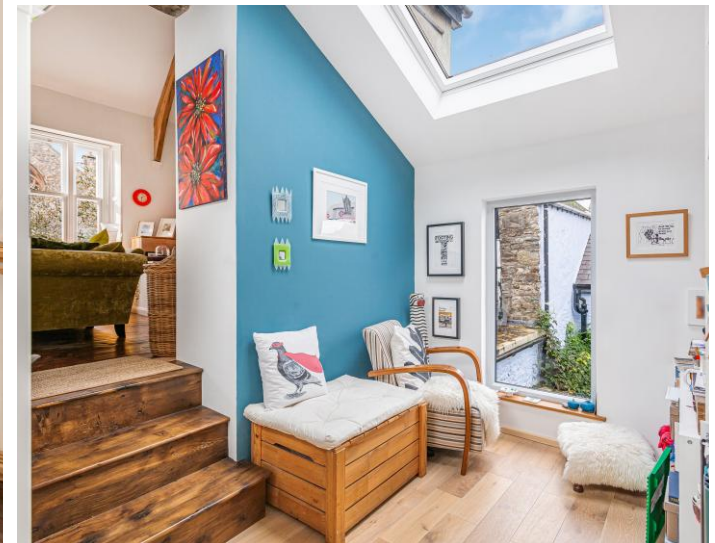


The property exudes sophistication and comfort, with well-lit and stylish interiors that create a homely atmosphere. The house is conveniently located, providing easy access to local amenities and transport links alike.

This lovely home features a delightfully private walled garden with an abundance of cottage style planting. Close your eyes and re-open them and you could be forgiven for thinking that you were in the garden of a Greek or Spanish villa. Don't miss the opportunity to make this stylish and conveniently located property your new home. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer.









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*THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF VARIOUS MATERIALS. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.*

*HEATING: GAS BOILER.*

*MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.*

*BROADBAND COVERAGE: SUPERFAST AVAILABLE UP TO 150MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE COVERAGE: MOST MAJOR NETWORKS AVAILABLE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

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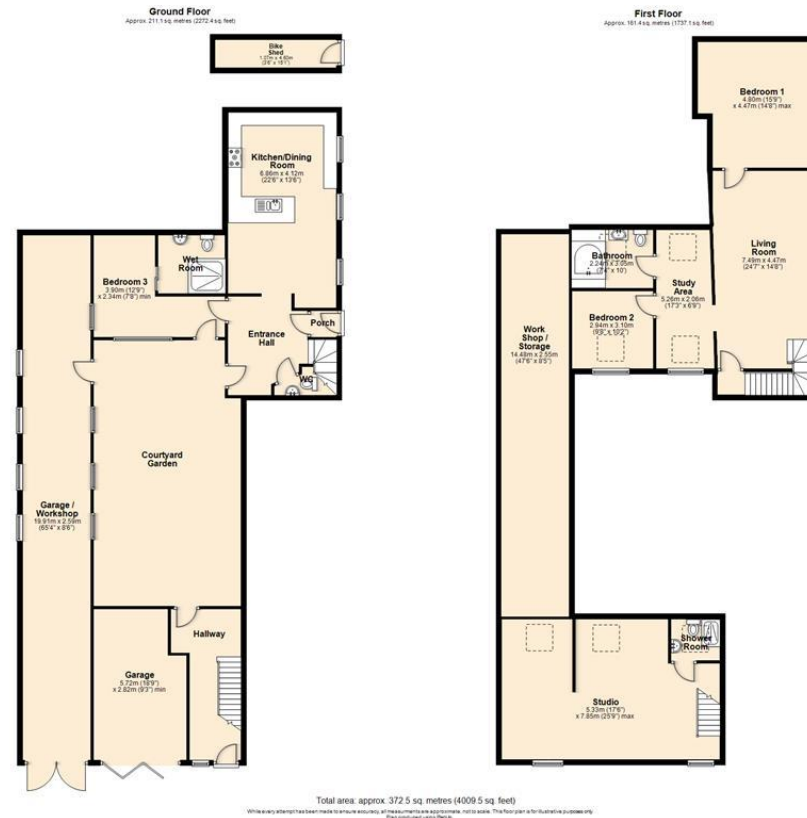


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## Directions

From our office by foot turn right and follow the road around passing the Plough Arts Centre on your right hand side walking towards the chemist. Turn right here and follow the footpath keeping the church on your left hand side. The property is located on your right hand side after a short distance with a name plate clearly displayed.

What3Words: [ethic.sprinkler.bottled](https://www.what3words.com/ethic.sprinkler.bottled)

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

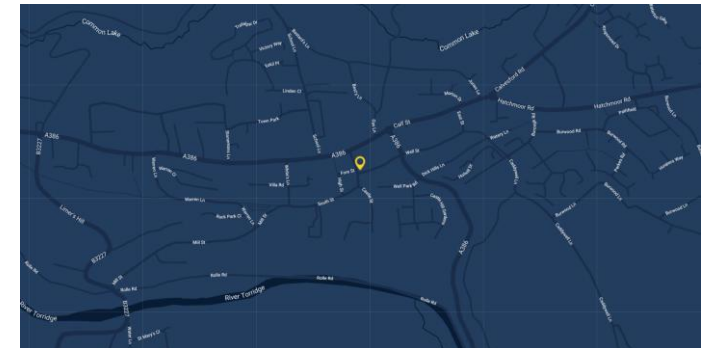
## Have a property to sell or let?

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

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.



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