

9 Church Lane  
Langtree  
Torrington  
Devon  
EX38 8NS

**Asking Price: £90,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 9 Church Lane, Langtree, Torrington, Devon, EX38 8NS

- No Onward Chain
- Two Bedrooms
- Distant Countryside Views
- Garage
- Off Road Parking
- Outbuildings
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC: E
- Council Tax Band: A



**Set within a friendly village community, the cottage offers the best of both worlds — a tranquil rural setting with easy access to local amenities, countryside walks, and good transport links. Full of character, charm, and possibility, this lovely cottage is ready for its next chapter — an opportunity to create a truly special home in a beautiful village location.**

**Step through the front door and into the welcoming living room, a bright yet cosy space that perfectly captures the character of the property. Original features hint at the cottage's heritage.**

**The kitchen/breakfast room sits adjacent to the living room, enjoying views out to the garden and offering direct access outside via the rear porch — ideal for those who love to cook with the back door open on a sunny afternoon while looking out over the garden. While the space would benefit from updating, it provides a functional layout with plenty of potential to create a stylish, contemporary country kitchen.**

**Upstairs, there are two double bedrooms, each filled with natural light and offering views over the village. The landing window takes in the natural light as well as the distant countryside views. The family bathroom completes the first floor and provides the opportunity to design a calm, modern retreat.**

**Outside, the long west-facing garden is a true highlight. Bathed in sunlight for most of the day, it's perfect for summer barbecues, gardening, or simply enjoying a peaceful morning coffee surrounded by nature. To the side of the home, you'll find a garage (limited modern vehicle access), useful outbuildings, and off-road parking, adding both practicality and additional storage space.**

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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 more information or to arrange an accompanied viewing on this property.

#### Agent Notes:

The property is subject to pedestrian rights of way. Number eight benefits from access in the zones marked yellow, purple and blue, the plan in the final photo highlight these. The property also gives a pedestrian right of way across the zone marked in blue to numbers six and seven, with number 7 also having the benefit to their outbuilding marked in orange. The green zone allows pedestrian access for trades people for number eight.

The vendor informs us that the property is thought to be constructed of stone under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric Heating

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available up to 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

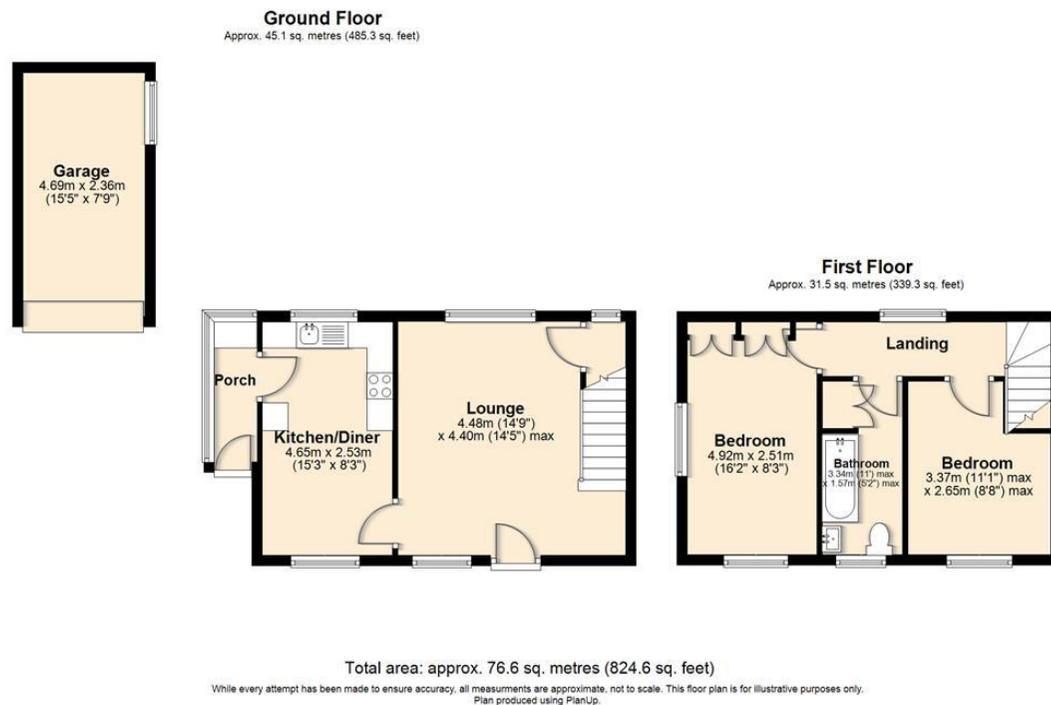
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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## Floorplan and EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### Directions

From Torrington heading south along New Street, take the left hand turning onto Limers Hill. Follow the B3227 signposted Langtree/Holsworthy and stay on this road until reaching Langtree Village. Continue into the village turning left into Church Lane. Continue down the lane where you will find the property on your right hand side with a number plate and For Sale board clearly displayed.

What3Words - ///geology.woes.riverside

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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