

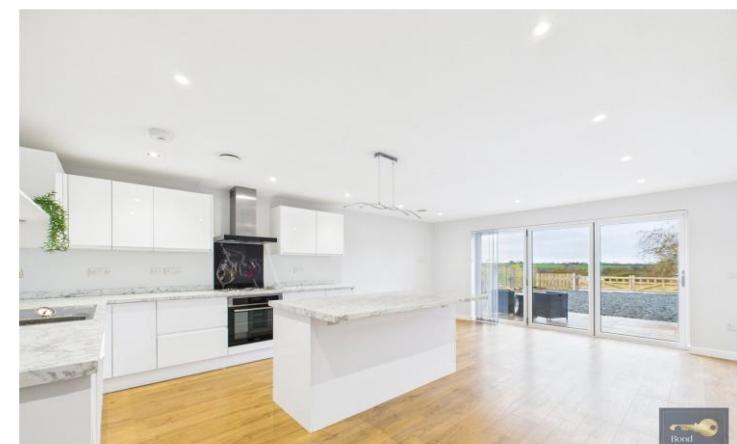


Bond
Oxborough
Phillips

Changing Lifestyles

South View
Church Meadow
Langtree
Torrington
Devon
EX38 8RS

Offers Over: £595,000 Freehold

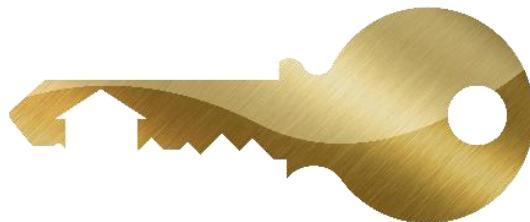


Changing Lifestyles

01805 624 426

torrington@bopproperty.com

- Detached
- Lovely countryside views
- Four bedrooms
- Ensuite to master
- Family bathrooms
- Off road parking for several vehicles
- Enclosed rear garden
- EPC: B



Set within the picturesque and well-regarded village of Langtree, this exceptional newly built residence represents contemporary luxury living at its finest. Positioned along a private driveway serving just three exclusive mirrored homes, the property enjoys privacy, presence, and a sense of quiet prestige that is immediately apparent upon arrival.

The home makes a striking first impression, boasting outstanding kerb appeal. A substantial enclosed frontage, accessed via elegant gated driveway entrance, provides generous parking and a grand approach. Architecturally, the property is simply outstanding a beautifully balanced fusion of anthracite grey cladding and windows, crisp white render, and sleek glass balustrades, creating a bold yet sophisticated exterior that sits effortlessly within its countryside setting.

From the front of the property, the views are nothing short of breathtaking. Uninterrupted panoramic vistas stretch across rolling Devon countryside, offering a constantly changing backdrop of natural beauty that can be enjoyed throughout the day and from multiple vantage points within the home.

Upon stepping inside, you are immediately struck by the scale, light, and flow of the interior.

The sense of space is exceptional. Wooden effect flooring flows seamlessly throughout the ground floor, enhancing the open-plan feel while adding warmth and elegance. The principal living room is impressively proportioned, flooded with natural light and perfectly complemented by a stunning glass balustrade staircase, which rises gracefully to the first floor and serves as a true architectural centrepiece.

Changing Lifestyles

01805 624 426

torrington@bopproperty.com



The kitchen is a showpiece expansive, beautifully designed, and perfectly suited to both everyday living and entertaining on a grand scale. A large central island anchors the space, providing ample workspace and seating, while bi-folding doors open directly onto the front patio, effortlessly blending indoor and outdoor living and framing those spectacular countryside views.

A separate utility room discreetly adjoins the kitchen, offering practicality without compromising style.

Also located on the ground floor is Bedroom Four, a generous and versatile space ideal for guests, multigenerational living, or a refined home office. A luxuriously appointed family bathroom completes the ground floor accommodation. Ascending to the first floor, the home continues to impress. The vast, sweeping landing enhances the feeling of openness and leads gracefully to the bedroom suites. There are three beautifully proportioned double bedrooms on this level.

The master suite is a true retreat, complete with a stylish en-suite shower room and access to a private balcony terrace, where the breathtaking countryside views can be enjoyed in total tranquillity.

Bedrooms two and three are equally generous, each benefiting from large picture windows that draw in light and showcase lovely rearward views.



South View, Church Meadow, Langtree, Torrington, Devon, EX38 8RS

Changing Lifestyles



Changing Lifestyles

01805 624 426

torrington@bopproperty.com



Externally, the property is complemented by a tastefully finished gravelled rear garden, providing a low-maintenance yet elegant outdoor space ideal for relaxation, entertaining, or further landscaping to suit personal tastes.

Langtree is a village that combines rural charm with exceptional connectivity, often described as the gateway to everywhere. Excellent road links place the market towns of Great Torrington and Bideford within approximately 20 minutes, while Exeter is accessible within an hour from nearby Stibb Cross. In the opposite direction lies Holsworthy, close to the Cornish border, offering further amenities and charm.

Just two miles from the property is the renowned Tarka Trail, a scenic walking and cycling route built along the course of a former railway line, offering gentle gradients and stunning surroundings. The trail winds through ancient woodland and along the River Torridge, passing Beam Weir, the birthplace of Henry Williamson's beloved Tarka the Otter, before continuing through Bideford, along the coast to Barnstaple, and onward toward Ilfracombe.

Cultural and leisure opportunities abound. Within a 20-minute drive you can enjoy performances at the Plough Arts Centre and Theatre, visit Dartington Crystal, or explore the world-class Royal Horticultural Society Gardens at Rosemoor. This is a home that effortlessly combines cutting-edge contemporary design, exceptional proportions, and a spectacular rural setting. Rarely does a newly built property of this calibre, finish, and location come to market offering an outstanding opportunity to secure a truly luxurious lifestyle in one of North Devon's most desirable villages.

South View, Church Meadow, Langtree, Torrington, Devon, EX38 8RS



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Floorplan



Approximate total area⁽¹⁾

204.6 m²

Reduced headroom
9.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From Torrington take 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 to where it bears left. At this point turn right into Church Meadow following the road along, take the left hand turn at the end and then shortly after take the first right hand turn and the property will be located first one on your right hand side.

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.

Changing Lifestyles

01805 624 426

torrington@bopproperty.com

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



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.

2 Well Street
Torrington
Devon
EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

