



Bond  
Osborough  
Phillips

*Changing Lifestyles*

The Willows  
Fore Street  
Langtree  
Torrington  
Devon  
EX38 8NG

**Offers in excess of: £325,000 Freehold**



Changing Lifestyles

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



## The Willows, Fore Street, Langtree, Torrington, Devon, EX38 8NG

- Detached Bungalow
- Countryside Views
- Three Bedrooms
- Front and Rear Garden
- Village Location
- Off Road Parking
- Garage
- Log Burning Stove
- EPC: D
- Council Tax Band: C



Situated within the sought-after Devon village of Langtree, this three-bedroom detached bungalow offers an inviting blend of village life and countryside charm. Langtree is known for its friendly community, village amenities and picturesque rural setting, providing a wonderful lifestyle for those who appreciate scenic walks, open landscapes and a slower pace of living, while remaining within easy reach of nearby towns and the North Devon coastline.

The property is approached via driveway parking leading to the garage, setting a practical and welcoming first impression. Upon entering, the bungalow opens into a particularly spacious and airy entrance hall, which immediately enhances the sense of light and flow throughout the home and provides a central hub connecting the main living spaces.

The living room is a warm and comfortable retreat, featuring a log-burning stove that creates a cosy focal point and an ideal setting for relaxing evenings or entertaining guests. The kitchen/dining room sits to the front of the property, enjoying pleasant views across the surrounding fields — a peaceful outlook that brings the countryside into everyday life. This room offers ample space for both cooking and dining, making it a natural gathering point for family meals and casual entertaining. The three bedrooms are well proportioned and versatile, offering comfortable accommodation for family, guests or those seeking space to work from home. The bathroom is split providing a shower and wash basin with a separate W/C.

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To the rear, the property truly comes into its own with a large and established garden, providing an excellent sense of privacy and space. The garden is ideal for keen gardeners, outdoor dining or simply enjoying the tranquillity of the setting. Two sheds offer useful storage, while a substantial summer house provides a fantastic additional space, perfect as a garden retreat, hobby room or a place to unwind and enjoy warmer months.

With its generous plot, garage and driveway parking, this delightful bungalow presents an opportunity to embrace village living in a beautiful rural location, offering space, comfort and a lifestyle closely connected to the Devon countryside.

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

**Heating: Gas combi boiler.**

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

**Broadband coverage: Super-fast available 62mbps (information taken from Ofcom checker)**

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

### 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.



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Floorplan & EPC



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 through the village passing Church Lane on the left. After a short distance the property will be found on your right hand side with a nameplate and For Sale board Clearly displayed.

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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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