



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Briar View  
Hatchmoor Road  
Torrington  
Devon  
EX38 7BU

**Offers in the region of: £565,000**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



Briar View is a striking and substantial five-bedroom detached residence, positioned just moments from the heart of Great Torrington. Completely transformed by the current vendor, this exceptional home has benefited from an extensive and carefully considered programme of renovation.

Time, effort, and investment have been devoted to the property, resulting in a home finished to an exceptionally high standard throughout, where quality craftsmanship and attention to detail are evident in every space.

Set behind attractive wooden gates, the property immediately impresses. A beautifully block-paved driveway provides ample off-road parking and leads to a garage equipped with lighting and power. Beyond the driveway, a raised lawned garden enjoys a sunny aspect and a high degree of privacy, offering generous space for outdoor entertaining, family enjoyment, or future development, should a purchaser wish.



Upon entering the home, you are welcomed into a vast and impressive entrance hall that sets the tone for the scale and quality found throughout. This striking space forms the central hub of the ground floor, with a staircase rising ahead to connect the living accommodation above. All bedroom doors lead from this hall, creating a sense of symmetry, flow, and grandeur from the moment you step inside.

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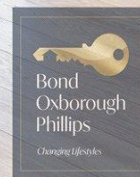
Designed as an upside-down house, Briar View places its bedroom accommodation on the lower level, providing a peaceful retreat away from the main living areas. The ground floor offers five bedrooms in total. Two of the bedrooms are generous doubles, each benefitting from stylish en-suite shower rooms finished with contemporary fittings. Two further double bedrooms provide excellent proportions, while the fifth bedroom, a comfortable single, is ideal as a nursery, home office, or guest room.

A beautifully appointed family shower room serves the remaining bedrooms, while a separate and well-sized utility room adds practicality and convenience. From the utility room, a door leads directly into the annex, allowing seamless access while retaining independence.

Ascending the staircase to the first floor, you arrive straight into the heart of the home an expansive open-plan kitchen, dining, and living space that is both impressive in scale and flooded with natural light. Multiple Velux windows allow sunlight to pour in throughout the day, creating a bright and uplifting atmosphere.

The kitchen is beautifully styled and finished to a high specification, featuring a large central island that forms a natural focal point for entertaining and everyday living. There is ample space for seating and relaxation within the kitchen area itself, making this a truly social and versatile space.

At one end of this floor, the dining area is perfectly positioned beside patio doors that open out onto a terrace, seamlessly blending indoor and outdoor living and making it ideal for entertaining or alfresco dining. A convenient WC is also located on this level.



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To the opposite end of the dining space, a glass door leads into the main living room, a stunning and light-filled room defined by floor-to-ceiling windows that frame elevated views across the rooftops of Torrington. This inviting space is centred around a log-burning stove, creating warmth and character while maintaining a contemporary and refined feel.

One of the standout features of Briar View is its self-contained annex, offering exceptional flexibility. With its own separate front door and private outside space, the annex is perfectly suited to multi-generational living, guest accommodation, or potential income generation. Internally, the annex comprises a generous open-plan living area with a stylish kitchen and breakfast bar, a large living space again featuring a log-burning stove, a well-proportioned double bedroom, and a modern separate shower room.

The annex mirrors the high standard of finish found in the main house, ensuring continuity of quality throughout. Externally, the property's curb appeal is undeniable. The gated entrance, block-paved driveway, and elevated garden combine to create a strong and lasting first impression. The sunny aspect and sense of privacy further enhance the appeal, while the garage provides secure storage or additional utility space.



Great Torrington itself is a vibrant and characterful market town, perched high above the surrounding countryside and encircled by over 365 acres of common land. The area is a haven for walkers and nature lovers, with the renowned Tarka Trail easily accessible, offering scenic routes through unspoilt countryside stretching north towards Ilfracombe and south towards Meeth. With the town centre just a short walk away, the property enjoys convenient access to shops, cafés, schools, and amenities, while still benefiting from a peaceful and elevated position.

In summary, Briar View is a home of real presence, quality, and versatility. The extensive renovations carried out by the current vendor have created a property finished to an exceptional standard throughout, offering luxurious living spaces, flexible accommodation, and outstanding potential. With its self-contained annex, elevated views, generous proportions, and prime location close to the town centre, this is a rare opportunity to acquire a truly remarkable home that effortlessly combines style, space, and lifestyle appeal.

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## Floorplan



## Directions

Leave Torrington Square using the Well Street exit and turn left onto New Road. At the roundabout with the fire station in front of you, turn right then right again at the next roundabout (signposted South Molton). Continue past the secondary school on your left hand side where the entrance to the private lane will be found immediately on your next left. Walk up the lane and the nameplate to the property will be clearly displayed.

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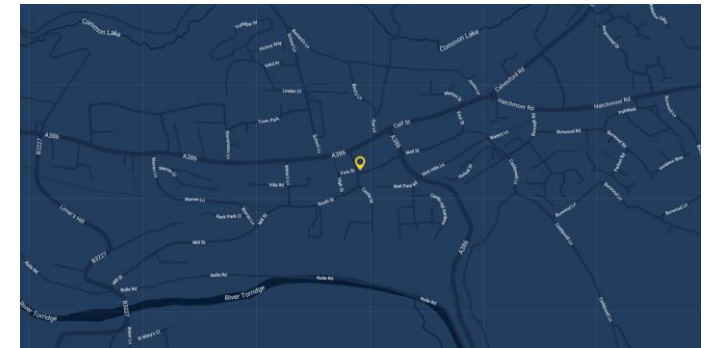
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