



Bond
Oxborough
Phillips

Changing Lifestyles

16 Yarde Cottages
Peters Marland
Torrington
Devon
EX38 8QA

Offers in excess of: £240,000 Freehold

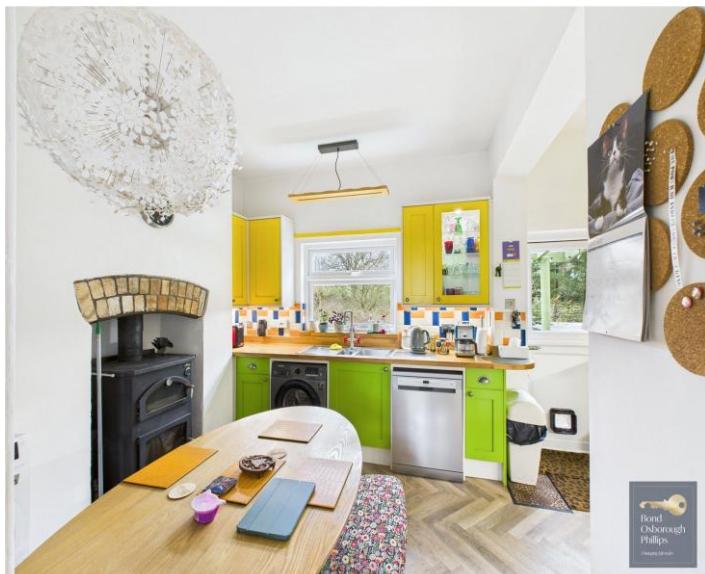


Changing Lifestyles

01805 624 426

torrington@bopproperty.com

- Countryside Views
- Stone's Throw from the Tarka Trail
- Four Bedrooms
- Parking for Multiple Cars
- Period Home
- Log Burning Stove
- Quiet Location
- Kitchen/Diner
- EPC: E
- Council Tax Band: B



Yarde Cottages is a charming and characterful home steeped in local history, set in an exceptional position beside the entrance to the renowned Tarka Trail. Originally built to house workers of the historic Tarka Line railway, the cottage retains a strong sense of heritage, quietly echoing a time when the railway was the lifeblood of North Devon's rural communities. Today, that legacy lives on through the tranquil trail that passes just beyond the garden, offering one of the most celebrated walking and cycling routes in the South West.

The Tarka Trail, inspired by Henry Williamson's Tarka the Otter, winds through miles of unspoilt countryside, estuary landscapes, ancient woodland, and rolling farmland. From the doorstep, you can step directly onto this traffic-free route and follow it through some of Devon's most beautiful scenery, where wildlife is abundant and the seasons bring ever-changing colours and light. Whether it's early morning walks, leisurely cycle rides, or simply watching the world go by, the connection to nature here is constant and deeply rewarding.

The property itself enjoys a generous approach with parking for multiple vehicles, ideal for family living or hosting guests. Inside, the heart of the home is the spacious kitchen/diner, perfectly positioned to take in views across the Tarka Trail. This inviting space is made even more special by a log-burning stove, creating a warm and sociable atmosphere ideal for long meals, quiet mornings, or evenings spent watching the landscape beyond.

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The living room offers a contrasting yet equally captivating outlook, gazing over open fields and countryside. An open fire provides a cosy focal point, enhancing the sense of comfort and character that runs throughout the home. A ground floor W/C adds practicality without detracting from the traditional feel.

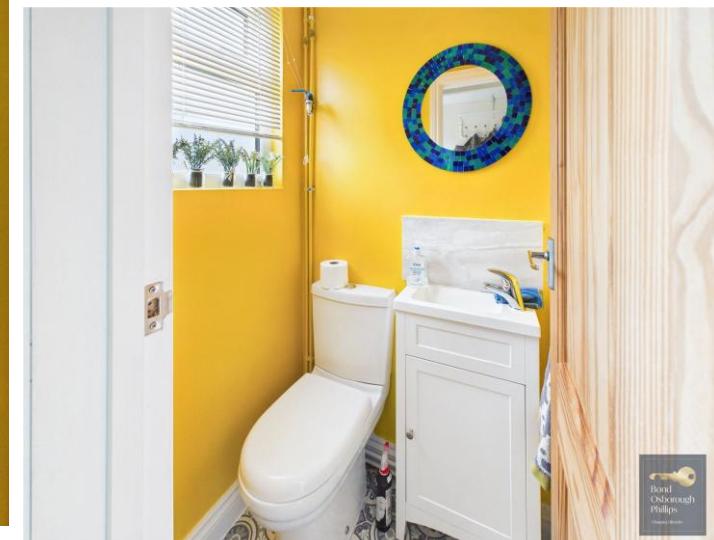
On the first floor, three bedrooms are thoughtfully arranged. Two generous doubles and a further bedroom enjoy picturesque views, with the larger room looking out across open countryside towards distant Dartmoor, while the remaining bedrooms take in the peaceful movement along the Tarka Trail. A well-appointed family bathroom completes this level.

Rising to the second floor, the master bedroom is a true retreat. Elevated above the surrounding landscape, it commands the finest views in the house, stretching across rolling countryside towards Dartmoor on the horizon — a spectacular backdrop that changes with the light and seasons.

Outside, the private and enclosed garden offers a secluded haven. Carefully tended, it features a small pond, established potted plants, and a large shed, making it a space that is both functional and tranquil. Whether enjoyed for gardening, entertaining, or simply relaxing in the quiet, it perfectly complements the home's connection to its natural surroundings.

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Yarde Cottages is more than just a house; it is a home shaped by history, enriched by nature, and positioned in one of Devon's most distinctive and desirable settings — ideal for those seeking character, countryside living, and an unrivalled lifestyle on the edge of the Tarka Trail.

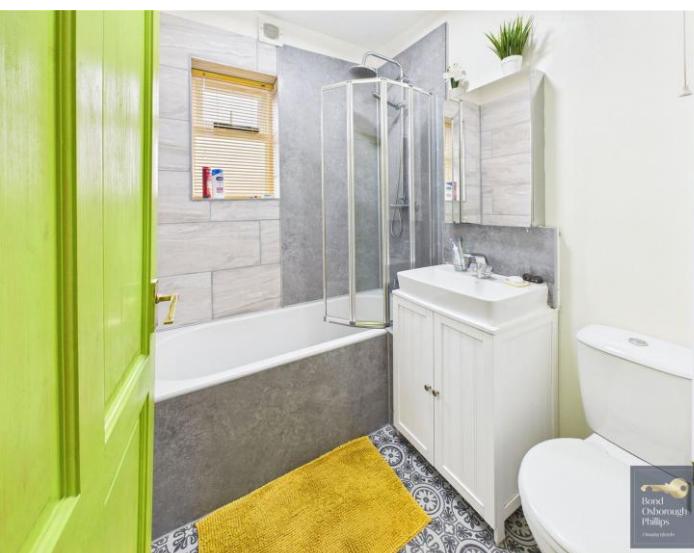
The property is thought to be constructed of brick under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Oil combi boiler

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

Broadband coverage: Ultra-fast available up to 1800mbps (information taken from Ofcom checker)

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



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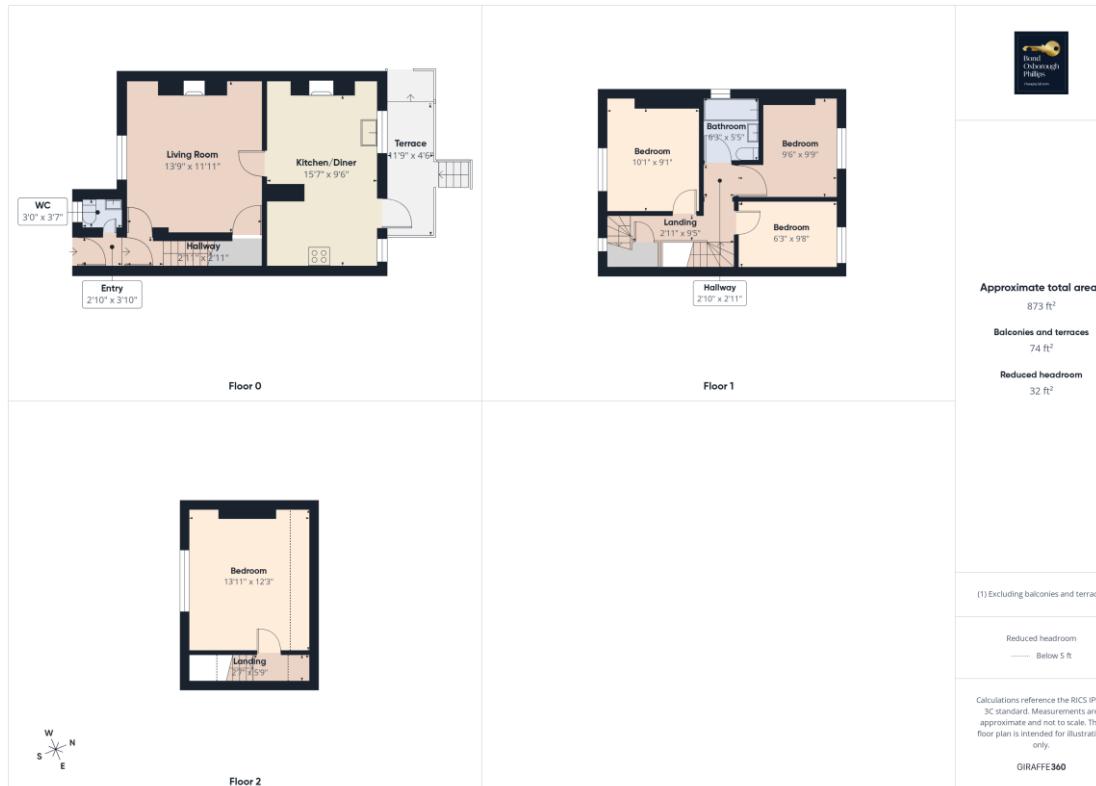


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Floorplan



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and after approximately 3 miles, upon reaching the site of the former Gribble Inn on the right hand side, take the right hand turning signposted Peters Marland/Petrockstow/Shebbear. Continue along this road for approximately 1 mile where the driveway serving Yarde Cottages will be found on the right hand side, opposite Yarde Orchard Cafe. Continue down this road to the end where the property will be found on the left hand side. A For Sale board will be found at the entrance to the road.

What3Words - //member.duet.eagle

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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