

5 Glove Court  
Villa Road  
Torrington  
Devon  
EX38 8DX

**Offers In Excess Of: £250,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

- Detached Two Story Stone Barn
- Allocated Parking for Two Cars
- Short Walk into Town Square
- Two Bedrooms
- Cloakroom
- Open Plan Living
- EPC: TBC
- Council Tax Band: B



Situated off a private road in a quiet mews of 6 houses that were originally built as a glove factory, this charming home enjoys a wonderfully convenient yet discreet position, offering a rare level walk straight into the heart of the town. Everyday amenities, cafés and shops are all close at hand, while the property itself feels pleasantly sheltered from the bustle. Practicality is well catered for with allocated parking for two vehicles, making day-to-day living effortless.

Before stepping through the threshold of the property, the home features a patio area perfect for your outside table and chairs. Currently working together with the various plants, this is a lovely space to sit and relax. Each home's front patio flows into the communal area where even more flowerbeds create an inviting atmosphere. The property is entered via a welcoming entrance hall, which benefits from a generous built-in cupboard housing the boiler and providing useful storage for coats, shoes and household essentials. From here, the layout flows neatly into the main living accommodation, with the sense of space immediately enhanced by the property's high ceilings and abundance of natural light. A downstairs WC adds further convenience, ideal for guests and busy households alike.



The ground floor is centred around an open-plan living space designed for modern living. The living area sits to the front of the property, where tall ceilings and generous proportions create a bright and airy environment to relax and unwind. To the rear, the kitchen/diner is perfectly positioned for both everyday meals and entertaining, enjoying excellent light and a lovely feeling of openness. A particularly useful feature is the large pantry cleverly incorporated beneath the stairs, maximising storage and keeping the kitchen clutter-free.

## Changing Lifestyles



One of the home's most attractive internal features is the elegant curved wall that follows the staircase as it rises to the first floor, adding character and a sense of architectural interest that sets the property apart. Upstairs, both bedrooms are comfortable double rooms, continuing the home's bright and spacious feel and offering flexibility for guests, home working or growing families. The shower room is well-proportioned and thoughtfully arranged, with space to accommodate a washing machine without compromising on comfort or style.

### The Stone Barn

A standout feature of this property is the impressive stone barn, which offers a wealth of potential. Currently arranged with a double garage with built in work benches and separate workshop space on the ground floor, it provides excellent storage and practical working areas. Above, a loft room adds further versatility, making this an ideal space for a home office, studio, hobby room, gym, or creative workspace. Subject to the necessary consents, the barn could also lend itself to future conversion or enhancement, offering exciting possibilities for those seeking flexible additional accommodation or workspace alongside the main home.

Overall, this property combines character, practicality and an enviable central-yet-secluded location, with high ceilings and natural light throughout enhancing the sense of space, making it a truly appealing place to call home.



5 Glove Court, Villa Road, Torrington, Devon, EX38 8DX



**Agent Notes:**

**The property is subject to a monthly maintenance charge of £45.**

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

**Heating: Gas combi boiler.**

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

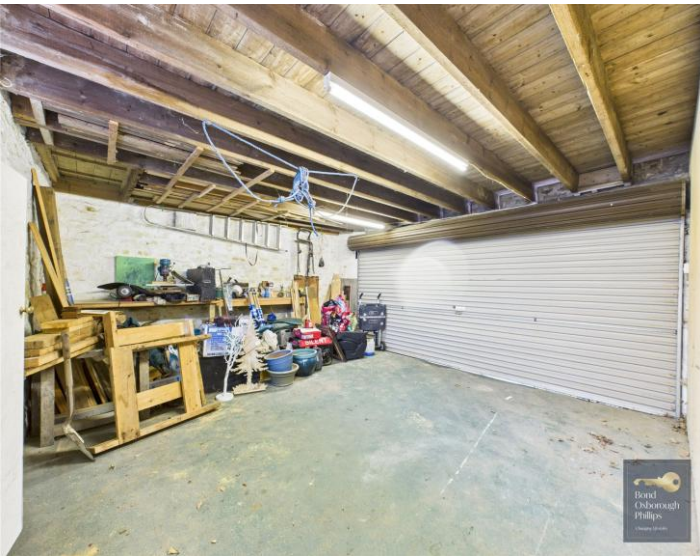
**Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)**

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

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## Floorplan



## Directions

From Torrington Square proceed in a northerly direction along South Street passing the Public Car Park on the left hand side, follow the road as it bears right into Whites Lane where approximately half way along immediately prior to the former Glove factory, turn left into Villa Road and Glove Court will be found a short way along on your right hand side.

What3Words - ///brambles.tempting.manicured

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.

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

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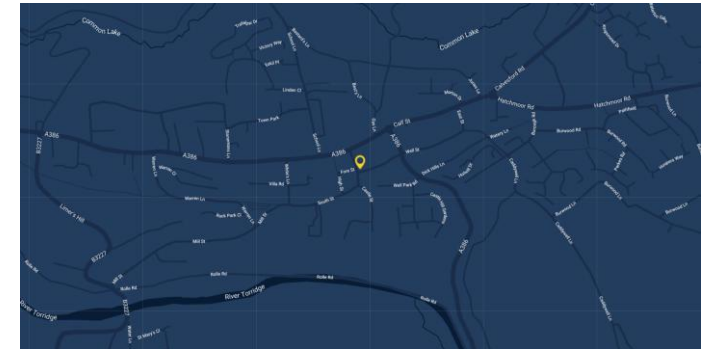
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