

9 Morton Drive  
Torrington  
Devon  
EX38 7AS

**Offers in excess of: £375,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Quiet Location
- Detached Home
- Four Double Bedrooms
- Two Bathrooms
- Multiple Reception Rooms
- Utility Room
- Cloakroom
- Enclosed Garden
- Off Road Parking
- Integral Garage
- EPC: C
- Council Tax Band: D



Tucked away within a quiet close on Morton Drive in the ever-popular market town of Great Torrington, this beautifully presented four-bedroom detached home offers an enviable lifestyle setting, moments from open countryside yet within easy reach of everyday amenities. Perfectly positioned alongside Juries Lane, the property enjoys direct access to the breathtaking Torrington Commons — 365 acres of rolling grassland, ancient woodland and panoramic views. Whether it's morning dog walks, weekend family adventures or peaceful sunset strolls, this remarkable natural backdrop truly elevates day-to-day living.



From the moment you step inside, the spacious entrance hall sets the tone. Light-filled and welcoming, it immediately conveys the sense of space and comfort that continues throughout the home.

The impressive 19ft living room provides a superb main reception space, ideal for both relaxed evenings and entertaining guests. French doors open directly onto the rear garden, allowing natural light to pour in and seamlessly blending indoor and outdoor living during the warmer months. A separate dining room overlooks the surrounding greenery, creating a wonderful setting for family meals. The pleasant outlook adds a sense of calm and privacy, perfectly complementing the home's peaceful position.



The recently refitted kitchen has been thoughtfully designed to combine style and practicality. Sleek cabinetry integrates beautifully with built-in appliances, while a breakfast bar offers the perfect perch for morning coffee or casual dining. Overlooking the rear garden and benefitting from patio doors leading outside, this is a space that naturally becomes the heart of the home. Practicality continues with a generous utility room, ideal for housing white goods and keeping household essentials neatly tucked away. With internal access to the integral garage, it provides everyday convenience, particularly during colder or wetter months.

Upstairs, the property continues to impress with four genuine double bedrooms — a rare and highly desirable feature. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a well-appointed family bathroom. The balanced layout makes the home equally suited to growing families, visiting guests or those working from home.

Outside, the rear garden has been designed for enjoyment and ease of maintenance. A paved patio area provides the perfect setting for outdoor furniture and alfresco dining, ideal for summer barbecues or evening drinks. The remainder of the garden is laid to lawn, a safe and spacious area for children to play, pets to roam, or keen gardeners to cultivate their own green haven.



9 Morton Drive, Torrington, Devon, EX38 7AS



To the rear, the property benefits from driveway parking leading to the integral garage, ensuring both convenience and additional storage options.

Combining peaceful cul-de-sac living, immediate access to the stunning Torrington Commons, and spacious, well-balanced accommodation throughout, this superb home on Morton Drive offers an exceptional lifestyle opportunity in one of North Devon's most desirable settings.

The vendor informs us that the property is thought to be constructed of block and 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 - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 1800mbps (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, take the Well Street exit and at the junction turn left. At the mini roundabout, with the Fire Station in front of you, turn right onto Calf Street. Follow the road and take the first right into Morton Drive. Follow the road as it bears right before turning left into the private road where the parking for the property can be found.

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

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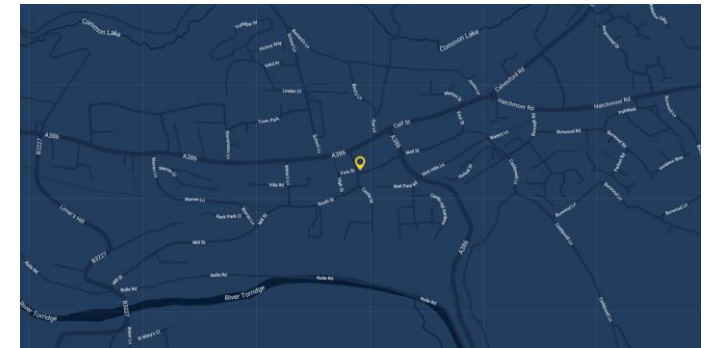
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