

Hockridge
Langtree
Torrington
Devon
EX38 8NS

Offers In Excess Of: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Cottage
- Three Bedrooms
- Sun Room
- Distant Views
- Utility Room
- Two bathrooms
- EPC: D



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Nestled in the heart of the charming village of Langtree, this stunning three-bedroom semi-detached cottage is a truly special home, bursting with character, warmth, and timeless appeal. From the moment you arrive, the property's crisp white frontage offers wonderful curb appeal, standing proudly within its picturesque setting and immediately hinting at the charm that lies within.

Stepping inside, you are welcomed into a home rich with period features, including beautiful exposed beams and striking stone fireplace that create a sense of heritage and comfort throughout. The lounge is a generously sized and inviting space, centred around a cosy log-burning fire perfect for relaxing evenings. A large window frames delightful views over the rear garden, allowing natural light to pour in while seamlessly connecting the indoors with the tranquil outdoor setting.

At the heart of the home lies a spacious kitchen diner, thoughtfully designed to cater to modern family living. With ample room for cooking, dining, and entertaining, this space is both practical and sociable ideal for everything from busy weekday mornings to hosting friends and family.

To the rear, a cleverly designed and newly built extension enhances the living space beautifully. This bright and airy sunroom provides a wonderful additional reception area, featuring doors that lead conveniently through to a utility room and a stylish downstairs shower room, adding both flexibility and functionality to the home.



The rear garden is a true highlight of the property generous in size and thoughtfully arranged. A large lawn stretches out towards far-reaching countryside views, offering a peaceful and private retreat. A patio area provides the perfect spot for outdoor dining and entertaining, while mature shrubbery borders add colour, texture, and a sense of established charm to this lovely outdoor space.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom is a spacious and light-filled retreat, benefiting from dual-aspect windows to both the front and rear, showcasing views over the garden and the rolling rural landscape beyond. Bedroom two is a comfortable double room, complete with a fitted cupboard for convenient storage, while bedroom three offers further versatile accommodation as an additional double room. The family bathroom is full of character, featuring charming exposed floorboards that complement the home's traditional style.

Set within a friendly and welcoming village community, Langtree offers the perfect balance of peaceful rural living with easy access to local amenities, scenic countryside walks, and excellent transport links.

Full of charm, character, and potential, this delightful cottage presents a rare opportunity to acquire a truly unique home in a beautiful village location ready to begin its next chapter with its new owners.

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Floorplan



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 into the village turning left into Church Lane. Continue down the lane where you will find the property on your right hand side with a number plate and For Sale board clearly displayed.

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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and buy your new home...

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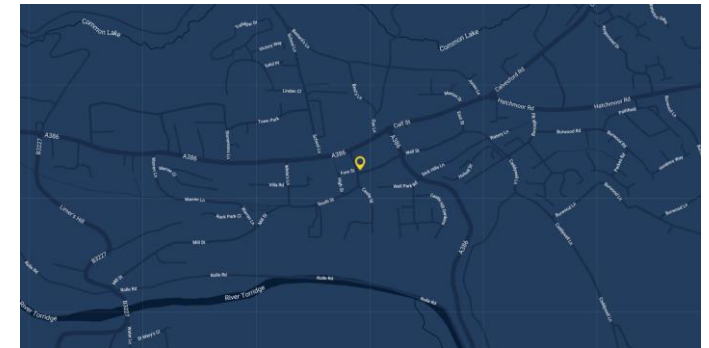
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