



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

36 Taddiport  
Torrington  
Devon  
EX38 8AT

**Offers In Excess Of: £240,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

- Period Cottage
- Off Road Parking
- Two Bedrooms
- Generous Enclosed Garden
- Multiple Reception Rooms
- Close Proximity to the Tarka Trail and Torrington Commons
- EPC: TBC
- Council Tax Band: C



Nestled within the hamlet of Taddipport, on the fringes of the sought-after market town of Great Torrington, this delightful two-bedroom detached cottage offers an idyllic blend of character, comfort, and countryside living.

Positioned within easy walking distance of the renowned Tarka Trail and the expansive Torrington Commons, the property is perfectly suited to those who enjoy an active outdoor lifestyle. Great Torrington itself offers a welcoming community atmosphere with a range of everyday amenities including independent shops, cafés, and local pubs, alongside essential services such as a supermarket, health centre, and schooling.

Approached with the benefit of off-road parking for one vehicle, the cottage immediately exudes warmth and charm. Internally, the accommodation is both versatile and inviting, with two well-proportioned reception rooms. The cosy living room centres around a characterful log-burning stove, creating a welcoming focal point for relaxing evenings. The separate dining room enjoys dual-aspect windows, allowing natural light to flood the space and providing an ideal setting for entertaining or family meals.

To the rear of the property, the kitchen is thoughtfully arranged with a good range of worktop and cupboard space, catering well to modern living. Double doors open directly onto the garden, while additional dual-aspect windows ensure the room remains bright and airy throughout the day. There is ample space for essential appliances, including a washing machine, tumble dryer, small dishwasher, and other white goods.

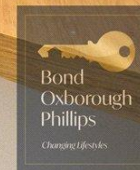




Upstairs, the property continues to impress with two bedrooms. The principal bedroom is a generous double, enhanced by a charming period feature fireplace and the practicality of two built-in storage cupboards. The second bedroom is a flexible space, previously accommodating a double bed and currently utilised as a home office or hobby room. Completing the first floor is a well-appointed double shower room, with a contemporary suite and a wash basin set upon a vanity unit, providing useful built-in storage.

Externally, the rear garden is a true highlight—private, enclosed, and enjoying a peaceful setting. A patio area sits directly to the rear of the property, creating an ideal space for outdoor seating and al fresco dining, while also providing a seamless connection from the kitchen. The remainder of the garden is predominantly laid to lawn, offering plenty of space for planting, recreation, or further landscaping, and is well-suited to keen gardeners. Established boundaries and planting enhance the sense of privacy, while an original outside WC has been repurposed to provide practical garden storage. Side access further adds to the convenience of the outdoor space.

This charming cottage presents a wonderful blend of character features and practical living, set within a picturesque and well-connected location—perfect for those seeking a relaxed lifestyle close to both countryside walks and town amenities.



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

**Heating: Gas combi boiler and log burning stove.**

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

**Broadband coverage: Superfast available, up to 150mbps download speed (information taken from Ofcom checker).**

**Mobile phone coverage: Available onsite, indoor limited and outdoor likely (see Ofcom checker for further information).**



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## Floorplan



## Directions

From Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Holsworthy/Langtree. Proceed down the hill and upon entering Taddiport take the first main left hand turning. Continue up the hill and as the road bears to the left, the property will be situated on your right hand side with numberplate and For Sale sign clearly displayed.

What3Words - ///prune.runners.rummage

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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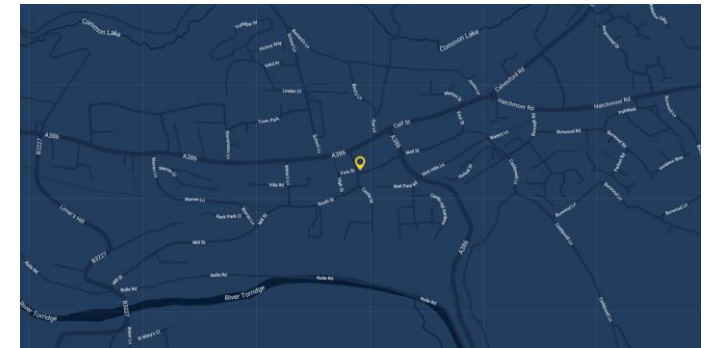
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