



Bond  
Osborough  
Phillips

*Changing Lifestyles*

41 Calf Street  
Torrington  
Devon  
EX38 7BH

**Guide Price: £150,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

41 Calf Street, Torrington, Devon, EX38 7BH

- No Onward Chain
- Two Bedrooms
- South Facing Garden
- Garden Room
- In Need of Modernisation
- First Time Buyers or Investors
- EPC: TBC
- Council Tax Band: A



Situated within a short, level stroll of the heart of Great Torrington, this two-bedroom mid-terrace home offers an exciting opportunity to create a truly personalised living space, all while enjoying the lifestyle of one of North Devon's most characterful market towns.

The property itself is full of potential and, while in need of some modernisation, provides a solid and well-proportioned layout ready to be reimagined. Stepping inside, you are welcomed by a useful entrance porch—ideal for coats and shoes—before moving into the lounge/diner. This inviting main living space benefits from dual-aspect windows, allowing natural light to pour in throughout the day and creating a bright, airy atmosphere.

To the rear, the kitchen offers generous cupboard and worktop space, making it both practical and full of scope for enhancement. Beyond this lies a delightful garden room, perfectly positioned to overlook the south-facing garden. Bathed in sunlight, this additional living area is an ideal spot for morning coffee, reading, or simply unwinding while enjoying views of the outdoors.

Upstairs, the property continues to impress with two comfortable double bedrooms and a family bathroom. The main bedroom, positioned at the front, is particularly spacious and easily accommodates additional furniture. The second bedroom enjoys a peaceful outlook over the garden, benefits from a sunny south-facing aspect, and features a period fireplace that adds character and warmth.

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Outside, the approximately 60ft south-facing garden is a true highlight. This versatile space offers endless possibilities—whether it's creating a vibrant planting scheme, growing your own vegetables, or designing a series of seating areas to follow the sun throughout the day. It's a perfect setting for summer barbecues, children to run and play, or simply stretching out with a book and enjoying the tranquillity. With imagination, it could become a beautifully landscaped retreat tailored entirely to your lifestyle.

Beyond the property, life in Great Torrington offers a wonderful blend of community charm and outdoor living. The town is known for its independent shops, welcoming cafés, and strong sense of local heritage. Just moments away, the scenic Tarka Trail provides miles of traffic-free walking and cycling, perfect for weekend adventures or daily exercise. Meanwhile, the nearby Torrington Commons offer expansive green spaces ideal for dog walks, picnics, and enjoying panoramic countryside views.



### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01805 624 426**

For more information or to arrange an accompanied viewing on this property.

This property is more than just a home—it's an opportunity to embrace a relaxed, outdoor-focused lifestyle while putting your own stamp on a well-located and characterful house.

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: No Heating**

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

**Broadband coverage: Superfast available, up to 80mbps 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 Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station in front of you, turn right into Calf Street where the property will be found after a short distance on your right hand side with numberplate and clearly displayed.

What3Words - ///spout.tissue.cautious

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.