



Bond
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Changing Lifestyles

Pollards Hill
Torrington
Devon
EX38 8JA

OIEO : £850,000 Freehold



Changing Lifestyles

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Pollards Hill, Torrington, Devon, EX38 8JA

From the moment I drove into Pollards Hill, the stunning property sat proudly and quite honestly took me by surprise. It is the kind of home that immediately commands your attention without trying; elegant, composed, and clearly very well cared for. This is a property you would be proud to arrive at every single day. From the immaculate driveway, the gleaming white render, to the crisp-cut green lawns, everything sets the tone before you have even stepped through the door. First impressions here are so good they are everlasting.

Pollards Hill is a home that rarely comes to the open market, so when I was offered the opportunity to represent the current vendors, I was genuinely delighted and proud to act on their behalf. What they have created here goes far beyond a simple refurbishment. This has been a long-term labour of love, showing care, attention, and thoughtful investment. The result is a home that feels balanced, refined, and completely in tune with its surroundings. Every improvement has been made with purpose, and it shows in both the finish and the feeling throughout.

Set within approximately 7.7 acres, the grounds are nothing short of exceptional. The property is embraced by its own private haven, offering a diverse and beautifully maintained landscape that blends formal gardens with natural woodland. The ancient woodland is a true highlight rich in character and biodiversity featuring outstanding seasonal displays of bluebells, wild garlic and wood anemones, alongside the rare and increasingly valued ecosystem of a temperate rainforest. It is a setting that feels both peaceful and alive, offering something different with every visit.

The grounds open into more structured areas including an established orchard and a thoughtfully designed Japanese Mountain Rockery incorporating a Sanzonseki, creating a striking focal point and a wonderful place for quiet reflection. There are also designated seating areas, including a resin-laid terrace ideal for outdoor dining and entertaining. From here, the views are simply outstanding stretching across your own land and onward over Torrington Commons. It is one of those rare outlooks that you know will never change, offering complete reassurance and a constant connection to the landscape, whatever the season.

For those who enjoy the outdoors, the property offers direct lifestyle benefits as well as visual appeal. A second driveway at the boundary provides easy access to the Tarka Trail, while the centre of Great Torrington can be reached in around 20 minutes on foot. This balance of privacy and accessibility is a real strength of the property.

Practical features have been equally well considered. The main driveway provides ample parking for up to five vehicles and includes an EV charging point. There is a car port, log store, and a range of useful outbuildings that support both day-to-day living and hobby use. Further along, a separate gated section of land formerly an old quarry offers excellent potential for further development, whether that be for gardening, smallholding use, or simply as additional amenity space.

Stepping inside the property, you are immediately aware of the standard that has been achieved. The entrance hall is both welcoming and practical, featuring patterned flooring and dedicated coat and boot storage perfect for a home that embraces its outdoor surroundings. A glass pocket door leads through to a superb central space, currently arranged as a library. This room sets the tone beautifully, with rich dark oak-style Amtico flooring that contrasts elegantly with the lighter elements of the home.

The dining room is a classic period space, full of character and warmth. A stone fireplace with a log burner creates a natural focal point, while double patio doors open directly onto the terrace, drawing in both light and those far-reaching views. It is a room equally suited to formal dining or relaxed family gatherings.

The kitchen is, without question, one of the standout rooms in the home. Designed with both style and practicality in mind, it features granite flooring, in-frame grey cabinetry, quartz worktops, and a carefully chosen wall finish that brings warmth and personality to the space. Positioned to take full advantage of the outlook, with its own patio doors, the room functions perfectly as a kitchen/breakfast room and social hub.

The adjoining utility room is exceptionally well equipped and effectively a second kitchen with a traditional Belfast sink, wooden worktops, shaker-style units, and a walk-in storage cupboard. There is also an additional boot room area, ideal for day-to-day use, along with the filtration system for the borehole water supply. The property benefits from a fully serviced water treatment plant, ensuring both efficiency and quality.

The living room is both generous in size and incredibly inviting. Finished with herringbone Amtico flooring and centred around a log burning stove set within a stone fireplace and slate surround, it offers a perfect balance of comfort and style. Dual aspect windows and patio doors allow natural light to flow through the space, while a charming nook beneath the stairs creates an ideal reading or quiet corner.

Also on the ground floor is bedroom five, currently used as a home office. This is a well-proportioned double room with its own en-suite WC and attractive garden views, making it a flexible space for guests, work, or additional living. A secondary staircase leads to bedrooms three and four, both of which have been finished to a high standard and share a well-appointed shower room. These rooms retain the character of the home while offering modern comfort and practicality. From the main staircase near the kitchen, you reach the master bedroom suite and bedroom two, along with the family bathroom. The principal suite is particularly impressive, occupying its own private section of the house. With a dedicated entrance area, a beautifully finished en-suite shower room, and a generous walk-in wardrobe, it offers a real sense of retreat. The large window provides panoramic views across the gardens, woodland, and beyond to Torrington which truly sets this room apart.

Bedroom two is another spacious double, while the family bathroom has been finished with a strong sense of style, featuring a roll-top bath, separate shower, WC, and basin. The combination of green wall panelling and gold accents gives the room a distinctive and elegant feel.

The property has undergone comprehensive refurbishment by the current owners. This includes updated electrics, a full heating upgrade with replacement radiators, boiler, new bathrooms, and high-quality flooring throughout, including granite in the kitchen and Signature/Spacia Amtico in the main living areas. There is also the benefit of an original solar panel system providing hot water alongside the main boiler, contributing to the home's overall efficiency.

Pollards Hill is, in every sense, a complete home. It successfully combines period Victorian charm with modern living, all set within grounds that are both beautiful and functional. The attention to detail is evident throughout, and the overall standard is one that is increasingly hard to find.

Located on the outskirts of Great Torrington, the property enjoys easy access to a wide range of local amenities. The town itself is both vibrant and welcoming, offering independent shops including butchers, greengrocers, and bakers, as well as a supermarket, takeaways, and cultural attractions such as The Plough Arts Centre and the historic Pannier Market. The surrounding area includes approximately 365 acres of countryside, providing extensive opportunities for walking and outdoor activities.

The nearby Tarka Trail a 180-mile footpath and cycle route following the former railway line offers gentle gradients and scenic routes along the River Torridge, extending north towards Ilfracombe or inland towards Meeth. It is a well-regarded and much-loved feature of the area, adding further appeal to an already exceptional location.

This is a rare opportunity to acquire a truly remarkable home one that offers space, privacy, quality, and a genuine connection to its surroundings. Pollards Hill is not just a property it is a place to enjoy, to relax, and to be proud of.

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Floor Plan



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

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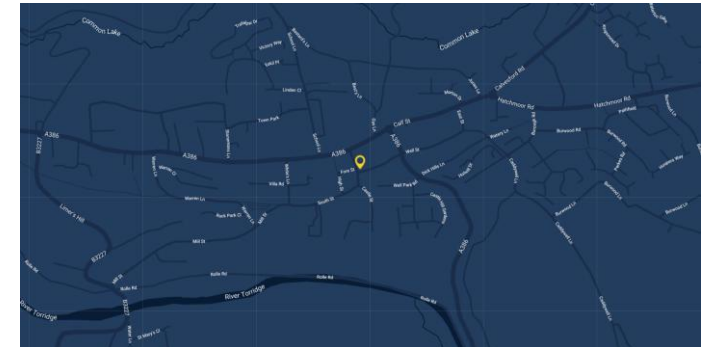
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