



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lavender Cottage  
Fritchelstockstone  
Torrington  
Devon  
EX38 8JP

**Offers in excess of: £270,000 Freehold**



**Changing Lifestyles**

**01805 624 426**  
**[torrington@boproperty.com](mailto:torrington@boproperty.com)**

# Lavender Cottage, Frithelstockstone, Torrington, Devon, EX38 8JP



- Village Location
- Character
- Detached Single Storey Barn Conversion
- Two Bedrooms
- Off Road Parking
- Workshop
- Sunroom
- Enclosed Rear Garden
- EPC: F
- Council Tax Band: B



Nestled within the charming village of Frithelstockstone, this beautifully presented detached single-storey barn conversion is bursting with character and warmth, while also benefitting from a range of stylish recent improvements throughout. Blending traditional charm with modern comfort, the home now features a stunning brand-new four-piece bathroom, a redesigned kitchen, updated flooring and decoration throughout, and a transformed conservatory which now serves as a bright and versatile sunroom. In addition, the relocation of the bathroom has created a valuable multi-purpose room, ideal for modern family living.

From the moment you arrive, the home's charm is immediately apparent. Exposed stonework and an open-pitch roof porch create a quintessential cottage feel, setting the tone for what awaits inside. Stepping through the front door, the abundance of natural light is striking, pouring through the multitude of windows and Velux skylights, beautifully complemented by the vaulted ceilings that continue throughout the property.

To the left-hand side of the home is a wonderful living space where exposed beams and character features create an instantly inviting atmosphere. An electric fireplace provides a cosy focal point, making this the perfect space to relax and unwind. The living room flows seamlessly into the newly converted sunroom, offering an ideal dining area or a peaceful indoor/outdoor retreat, complete with French doors on either side to fully embrace the Devon sunshine.



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## Changing Lifestyles



The redesigned kitchen has been thoughtfully planned to maximise both practicality and style, offering ample cabinet space while still accommodating essential appliances including a fridge/freezer and washing machine. The kitchen also provides one of the access points to the rear garden.

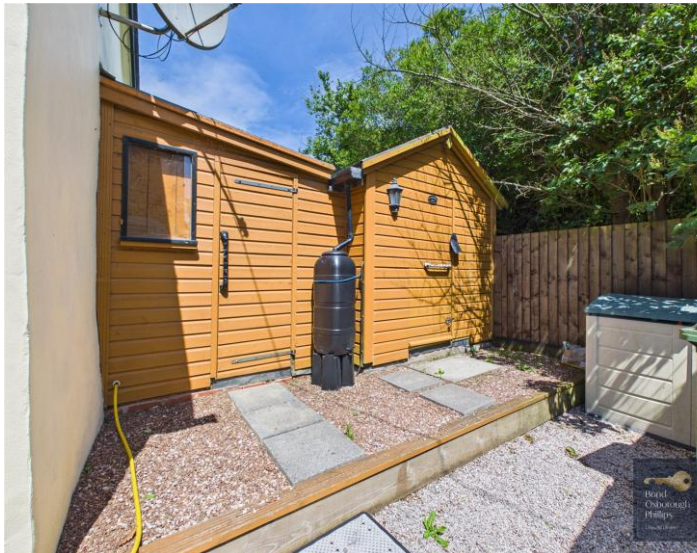
Both bedrooms are comfortable doubles and benefit from integral storage space. The room which formerly housed the old bathroom has now been transformed into a dressing room/wardrobe space; however, should the fitted wardrobes be removed, it could equally serve as a home office, hobbies room or even a small third bedroom for a child.

The brand-new four-piece bathroom has been finished to an exceptional standard and features a vanity unit beneath the sink alongside additional cupboard storage, creating both a luxurious and highly functional space.

Externally, the property continues to impress. There is off-road parking and a fantastic workshop/shed area, ideal for storage, a workshop setup or somewhere to fully enjoy hobbies and projects. The home also benefits from front outdoor space and a private enclosed rear garden. A paved patio area provides the perfect place to sit out, relax and enjoy the peaceful surroundings, whether entertaining guests or unwinding with a morning coffee in the Devon sunshine. Beyond this, the raised border offers an excellent opportunity for keen gardeners to grow a variety of plants and flowers.



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Positioned within easy reach of some of North Devon's most popular destinations, the property enjoys excellent access to the nearby market towns of Great Torrington and Bideford, both offering a range of everyday amenities, independent shops, cafés and supermarkets. For those who enjoy the coast, the stunning North Devon beaches including Westward Ho!, Instow Beach and the renowned surfing beach at Saunton Sands are all within comfortable driving distance, making this a wonderful location to enjoy both countryside living and the very best of the Devon coastline.

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: Oil combi boiler.

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

Broadband coverage: Super-fast available 73mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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## Floorplan



## Directions

Leaving Torrington's main square via South Street and Whites Lane, at the 'T' junction turn left onto New Street and continue out of Torrington following down the hill and passing the 'The Puffing Billy' on your right hand side and crossing the River Torridge. Take the 1st left hand turning signposted Frithelstock / Monkleigh and continue on this road passing through Frithelstock and entering Frithelstockstone. At the 'T' junction turn left onto the A388. Continue round the bend where the property will be found on the right hand side behind a five bar gate shared with Garden Cottage next door.

What3Words - ///slightly.attention.cutback

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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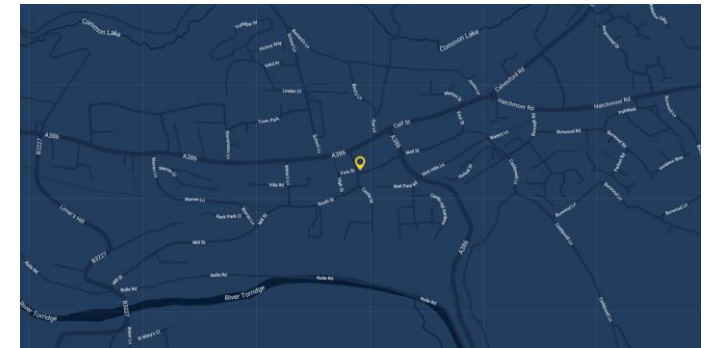
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