



Bond
Oxborough
Phillips

Changing Lifestyles

7 Winswell Water
Peters Marland
Torrington
Devon
EX38 8QB

Offers in excess of: £375,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

7 Winswell Water, Peters Marland, Torrington, Devon, EX38 8QB

- Extended Two Bedroom Cottage
- 0.42 Acres
- Solar Panels
- Beautiful Formal and Wild Garden
- Idyllic Rural Location
- Character
- Double Carport with Room Above
- Improvements Throughout
- Log Burning Stove
- EPC: A
- Council Tax Band: C



Tucked away within an idyllic rural setting and occupying approximately 0.42 acres of beautifully landscaped grounds, this charming extended semi-detached cottage offers a rare opportunity to embrace countryside living without compromise. Combining character, privacy and practicality, the property has been lovingly enhanced by the current owners, who have painstakingly restored many of its original features while thoughtfully modernising the home for contemporary living.

Approached via a private driveway and five-bar gate, the sense of arrival is immediate. The property feels wonderfully secluded, creating a peaceful retreat from the outside world. From the moment you step inside, the warmth and character that define this home become apparent.

The welcoming entrance hall provides access to the ground floor accommodation, with the living room positioned to the right. This inviting reception room is rich in charm, featuring beautifully exposed timber beams, stripped back and restored to showcase their original character. A recently installed log-burning stove, complete with an oak mantel beam above, forms a cosy focal point, whilst a charming recessed nook adds further personality to the space. It is easy to imagine winter evenings spent here with the fire crackling away.

The living room flows effortlessly into the heart of the home – an impressive kitchen/dining room extension. Bathed in natural light from multiple windows, French doors and two Velux rooflights, this space feels bright, airy and sociable throughout the day. Despite being part of the extension, the room continues the cottage aesthetic perfectly, with stripped-back Oak cabinetry complementing the character of the original home. Offering an abundance of storage, generous worktop space and ample room for dining and entertaining, this is undoubtedly the social hub of the property where family and friends will naturally gather. French doors provide a seamless connection to the gardens beyond, allowing indoor and outdoor living to blend effortlessly during the warmer months.



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Changing Lifestyles



To the front of the property is a versatile ground floor room, currently utilised for storage but previously serving as a comfortable double bedroom. Benefitting from both a traditional window and a Velux rooflight, the room offers flexibility to suit a variety of needs, whether as a guest bedroom, home office or hobby room.

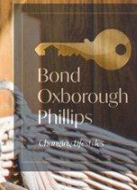
Completing the ground floor is a beautifully presented family bathroom, fitted with a pedestal wash basin, WC, bath with shower over and a useful storage cupboard.

Ascending to the first floor, the stunning principal bedroom enjoys dual-aspect windows that frame views of the surrounding countryside while filling the room with natural light. Built-in storage cupboards maximise practicality, whilst a newly installed cloakroom adds a welcome touch of convenience.

The improvements made by the current owners extend far beyond aesthetics. Throughout their ownership they have carefully restored original doors and timber features, installed a new heating system, added solar panels to improve efficiency, enhanced the décor throughout and undertaken extensive landscaping works, all contributing to a home that feels both characterful and exceptionally well cared for.

Outside, the lifestyle on offer truly comes into its own. The grounds have been thoughtfully designed to create a variety of spaces to enjoy throughout the seasons. A substantial double carport provides sheltered parking, while above sits a highly useful loft room and cloakroom. Although currently designated as storage, the space offers endless possibilities for those seeking a home office, creative studio, hobby room, games room or workshop.

The gardens themselves are a particular highlight. Beautifully established and wonderfully varied, they combine areas of wild planting that brings an abundance of wildlife including a family of hedgehogs with more formal sections, creating an enchanting environment that encourages both relaxation and exploration. A gentle stream meanders through the grounds, crossed by two charming bridges that add a touch of storybook appeal. Numerous seating areas have been positioned to make the most of different aspects of the garden, whether enjoying a morning coffee, afternoon sunshine or evening glass of wine.





7 Winswell Water, Peters Marland, Torrington, Devon, EX38 8QB



For keen gardeners, the grounds offer exceptional potential. Existing areas provide ample space for raised vegetable beds, productive kitchen gardens and greenhouse cultivation, making the property ideal for those seeking a more self-sufficient lifestyle. Equally, there is plenty of room for children to play, wildlife to flourish and for owners simply to enjoy the tranquillity of their surroundings. The blend of mature planting, open spaces and natural features creates a garden that is not only beautiful to look at, but one that can be actively enjoyed and adapted to suit a variety of lifestyles

This is far more than simply a cottage; it is a home that offers a unique way of life. Combining rural charm, character features, modern comforts and exceptional outdoor space, it presents a rare opportunity to enjoy the very best of countryside living.

Just under a mile away is the locally renowned Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The beautiful RHS Rosemoor is located within 10 minutes from your front door. The closest coastline is only a 13 mile drive and is very popular with surfers and body boarders alike.

Agent Notes:

The property does grant a right of way for number eight.

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

Heating: Air Source Heat Pump

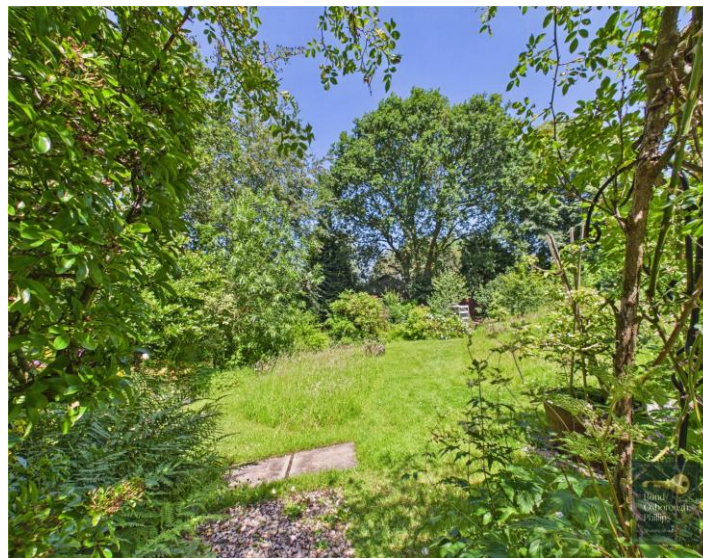
Mains water - Mains electric (solar panels) - Landline telephone - Private drainage (Klargester, shared with number 8 - Serviced and emptied in Nov 2025).

Broadband coverage: Ultra-fast available 1800mbps (information taken from Ofcom checker)

Changing Lifestyles

01805 624 426
torrington@boproperty.com

7 Winswell Water, Peters Marland, Torrington, Devon, EX38 8QB



Changing Lifestyles

01805 624 426
torrington@boproperty.com

7 Winswell Water, Peters Marland, Torrington, Devon, EX38 8QB

Floorplan



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh / Okehampton and after approximately 3 miles, upon reaching the site of the former Gribble Inn (now New Homes) on the right hand side, take the right hand turning signposted Peters Marland / Petrockstowe / Shebbear. Continue along this road passing the Tarka Trail Car Park on your left. After the turning for Peters Marland on the right hand side take the next available right hand turning (to Shebbear/Sheepwash) the access lane to Winswell Water will be found immediately on the right hand side running alongside a white cottage. Continue along this lane and over the private driveway where the property will be found on the left hand side after passing through a five bar gate.

What3Words - ///strategy.attention.voltages

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.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

7 Winswell Water, Peters Marland, Torrington, Devon, EX38 8QB

Changing Lifestyles

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

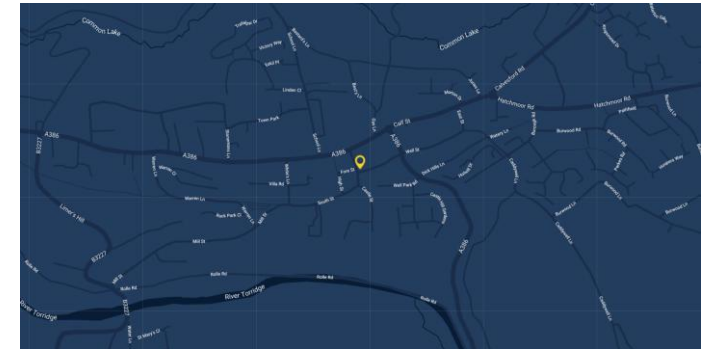
Have a property to sell or let?

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 a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@boproperty.com