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Oxborough
Phillips

Changing Lifestyles

Lavender Cottage
Frithestockstone
Torrington
Devon
EX38 8JP

Guide price : £290,000 Freehold



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01805 624 426
torrington@boproperty.com

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

- Barn conversion
- Two double bedrooms
- Kitchen / Diner
- Double glazing
- Workshop / sheds
- Off road parking for one car
- Courtyard garden
- EPC: TBC
- Council Tax Band: B



Formally a barn to Garden Cottage next door is this lovely two bedroom single storey home which has been much improved by the current owner. Lavender Cottage provides the perfect blend of character associated with such a property with all the amenities of modern day living. Serviced by oil fired central heating and benefitting from the double glazing it provides a real cosy feel. In the writer's opinion, it's the ideal home for a couple that don't need the hassle of maintaining large gardens but would instead prefer just need enough outside space to sit out and enjoy the best of the Devon weather. For those that enjoy tinkering with a bit of woodwork or home engineering there are two good sized sheds that can easily double up as a workshop. The property also offers off road parking which is accessed via a five bar gate across a shared driveway.

Location is always key when considering a move. The beautifully named Frithelstockstone whilst being a small community is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from the village. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a five minute drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.

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Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Higglely Cottage you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



Have a property to sell or let?

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

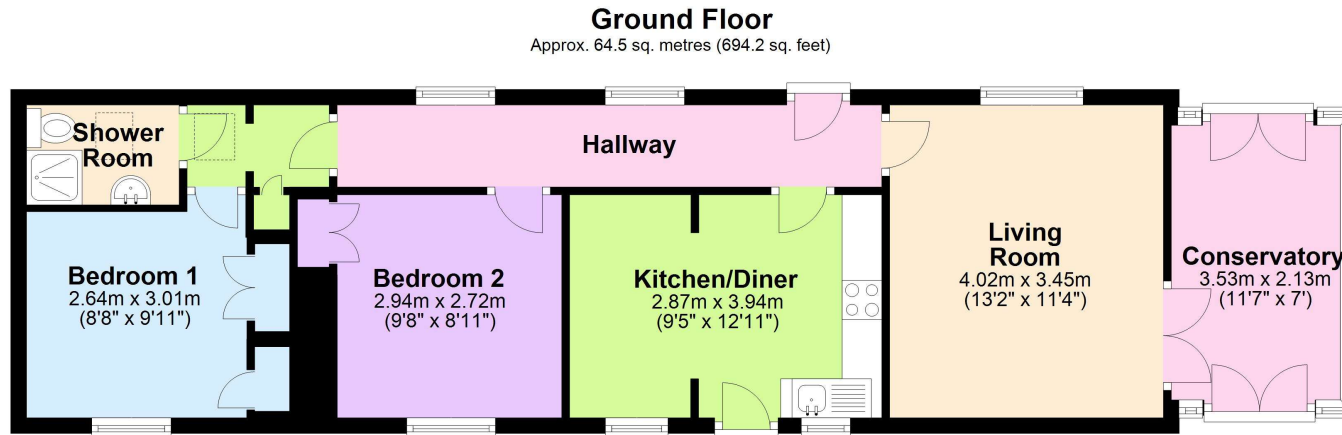
01805 624 426

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



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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.

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 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.