



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 High Bullen  
Torrington  
Devon  
EX38 7JA

**Asking Price: £245,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



## 3 High Bullen, Torrington, Devon, EX38 7JA



- Two double bedrooms
- Separate reception rooms
- Double glazing
- Garage
- Oil fired central heating
- Log burner
- Detached garden
- Parking
- EPC: TBC
- Council Tax Band:



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## Changing Lifestyles

In the popular hamlet of High Bullen sits this attractive cottage in an idyllic setting. Set over 2 floors - two double bedrooms, two family reception rooms, two family bathrooms, parking for approximately 8 cars and a kitchen which is well equipped for a small family. Not forgetting, a stunning lawned front garden wrapping around to the side aspect which leads to a patio area with easy access to the extended kitchen.

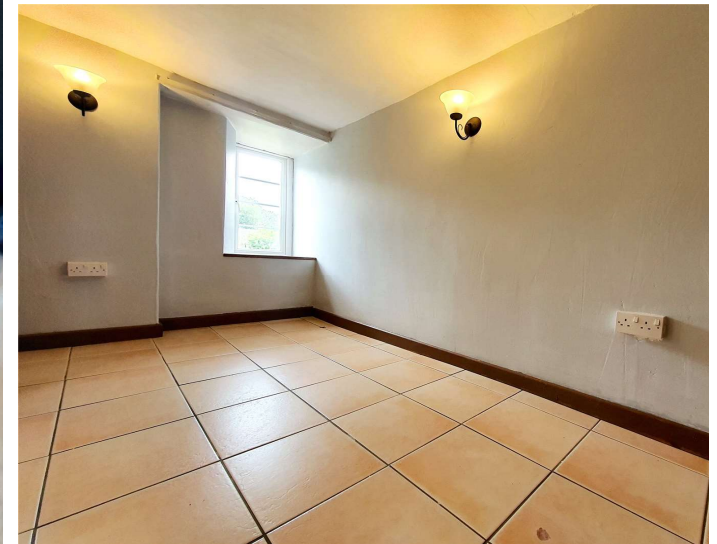
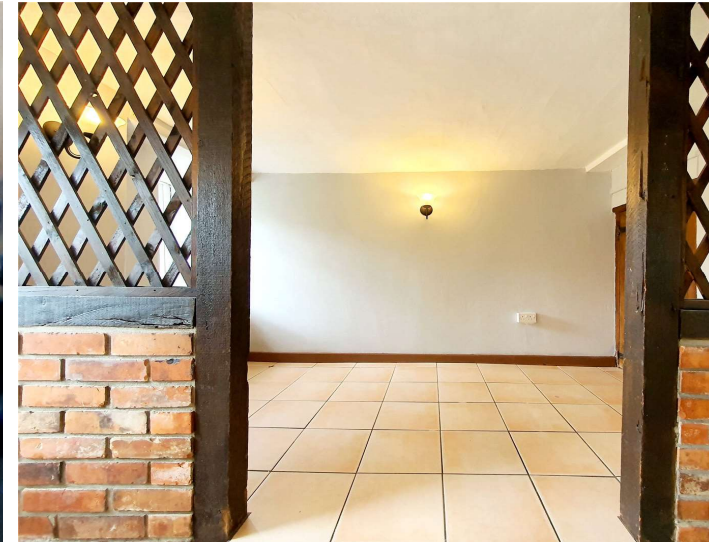
To the front of the property you will be greeted by the open fronted porch. Through the front door you enter straight into the large, light and airy living room log burning stove, perfect for those cosy nights in front of the fire. The living room is partly divided making an home office/playroom. The rear aspect of the cottage is where it really surprises it has even been described as a 'bit of a Tardis!'. You will be greeted by a desirable dining room- with a brick built fireplace inset ready for a second log burner if needed. Flowing into the extended kitchen which is offered with a range of base and wall mounted units and wood effect work surfaces. Following from the kitchen is the downstairs family bathroom, which potentially could be moved upstairs to turn the kitchen into a kitchen/breakfast room. The first floor leads you to bedrooms one & two a family shower room which could be removed to make a further bedroom, that's if you leave the downstairs bathroom.

3 High Bullen does offer a detached corrugated tin garage which does require a little TLC - once done will be a good usable workshop/hobby space. A few steps away from the property leads you to another garden, gated and secure allowing parking for roughly 8 cars. Currently an allotment style Ideal for the green fingered.

Located in the Hamlet of High Bullen nestled in the heart of Parish of St Giles in The Wood only 2.1 miles from the closest market town of Great Torrington with all its amenities on offer.







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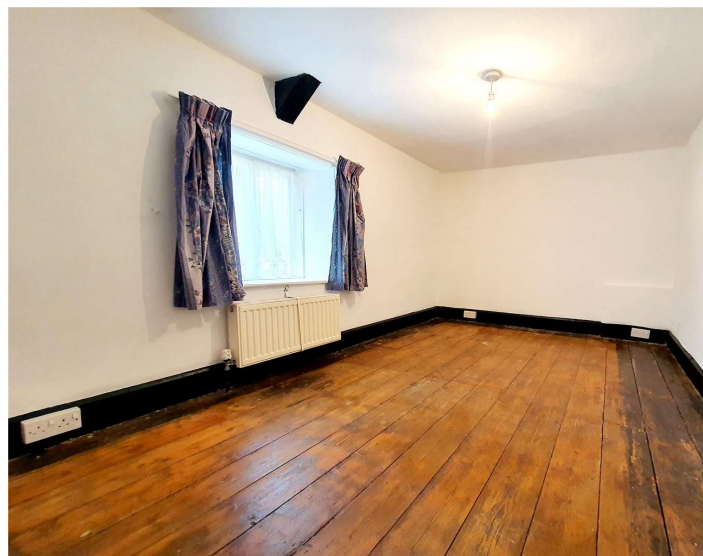


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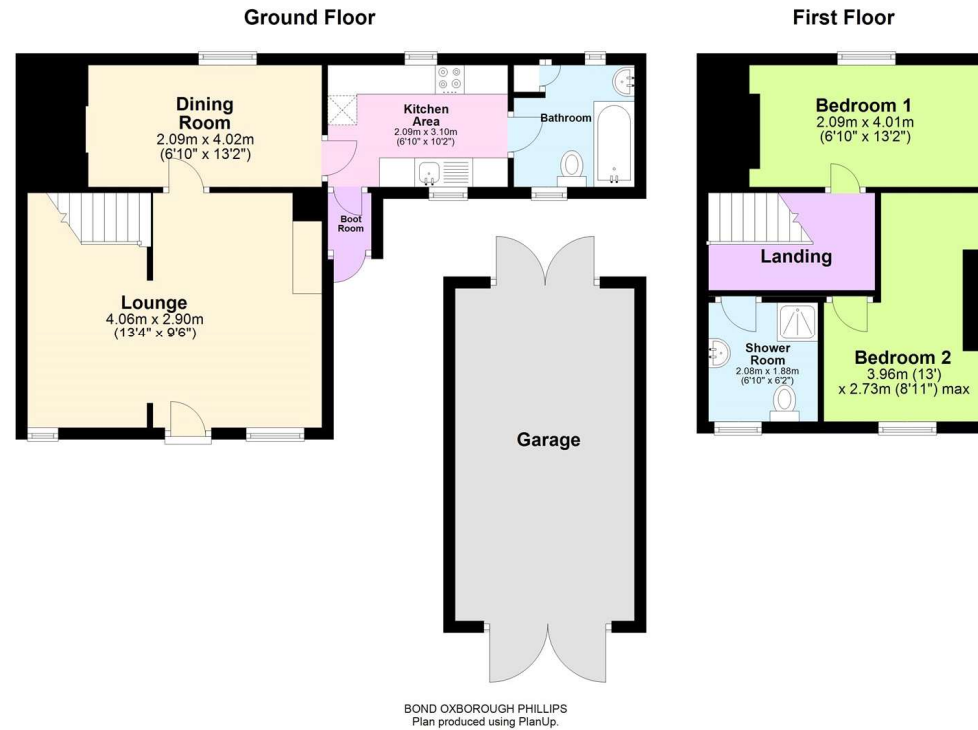


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## Directions

From our office on Well Street, heading away from town, take the first turning on your left and at the mini round-a-bout, with the Fire station in front of you, turn right onto Calf Street. At the following round-about take the second exit onto the B3227 and stay on this for approximately 2 miles just before the cross roads, 3 High Bullen will be found on your left hand side with a For Sale sign clearly displayed.

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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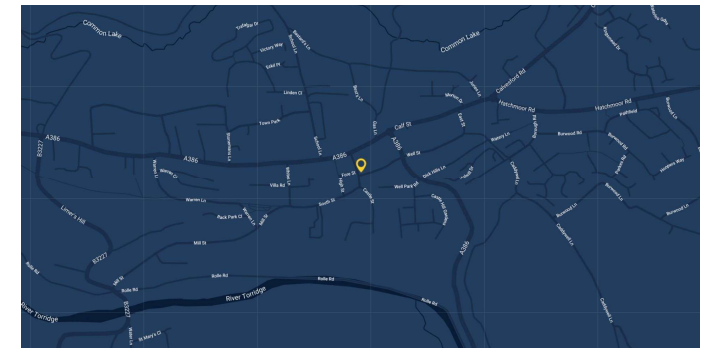
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If you are considering selling or letting your home,  
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to provide you with a free valuation of your home.

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