



Bond
Oxborough
Phillips

Changing Lifestyles

Sunnyview
Beaford
Winkleigh
Devon
EX19 8LW

Asking Price: £270,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Grade II listed
- Village centre
- Three double bedrooms
- Off road parking
- Re-fitted kitchen
- Log burning stove
- Enclosed rear garden
- EPC: Exempt
- Council Tax Band: B



Quaint, welcoming, cosy and homely are just some words to best describe this beautiful cottage but there are many more superlatives that could easily be added to that list.

Properties like this are often depicted on picture postcards and can make you dream of a different lifestyle. I am completely undecided as to whether I love this home more because of its chocolate box looks, the convenience of the village amenities on your door step or the fact it has been improved to meet 21st century expectation whilst retaining most, if not all of its character from yesteryear.



Often property seekers in the South West have a very specific set of wishes when they move to the area. In their minds eye they will often be looking for a character home in a village, with parking and a short stroll from the local pub. There must be a feature fireplace with log burning stove, a light and modern kitchen, countryside walks from their doorsteps and a short drive to the nearest coastline. Its sounds like an impossible task to find all this in one place but that is exactly what is on offer in this dream Devon home.

Changing Lifestyles

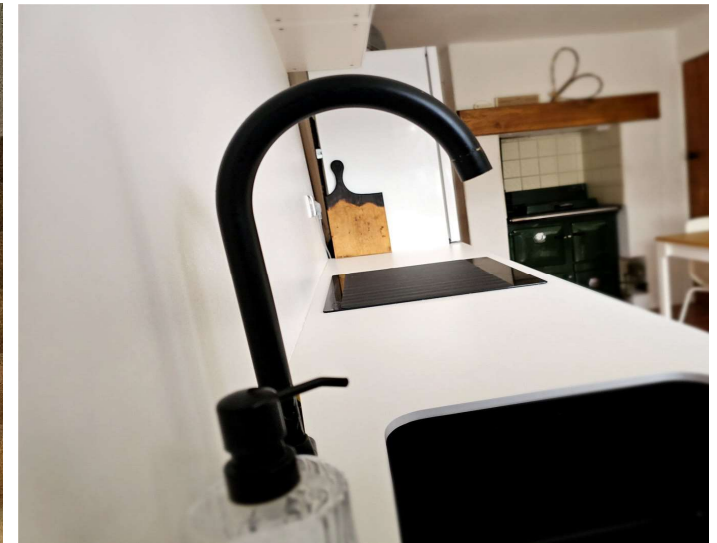


Location is often key when considering a move.

Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

The Globe Inn opposite is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.

All in all this beautiful home has a lot to offer but ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Sunnyview 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.



Sunnyview, Beaford, Winkleigh, Devon, EX19 8LW



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Sunnyview, Beaford, Winkleigh, Devon, EX19 8LW



Changing Lifestyles

01805 624 426
torrington@boproperty.com



BOND OXBOROUGH PHILLIPS - Purely for illustration
Plan produced using PlanUp.

Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles. Enter the village where the property can be found on your right hand side with a for sale sign clearly displayed just before the bus stop.

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.

Sunnyview, Beaford, Winkleigh, Devon, EX19 8LW

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

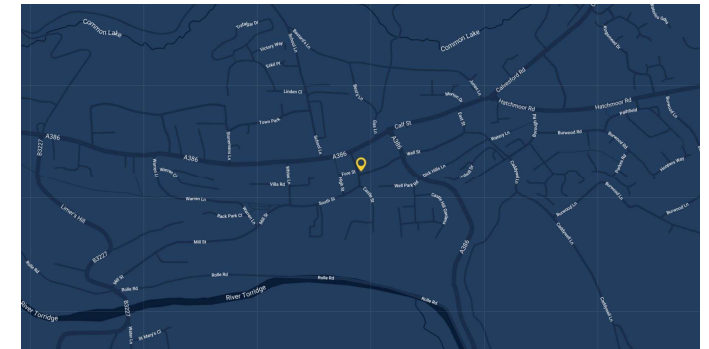
Have a property to sell or let?

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