



Bond
Oxborough
Phillips

Changing Lifestyles

The Gribble
Little Torrington
Torrington
Devon
EX38 8PY

Asking Price: £375,000 Freehold



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01805 624 426
torrington@boproperty.com

The Gribble, Little Torrington, Torrington, Devon, EX38 8PY



- Four bedrooms
- Two ensuites
- Two bathrooms
- Large family kitchen
- Large living room
- Garage with heating
- Enclosed rear garden
- Ample parking
- EPC: C
- Council Tax Band: D



Beautifully situated a short cycle ride (or less than 10-minute walk) from the Yarde Café and 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 providing miles of lovely walks through rolling countryside.

Practicality and versatility are also very important aspects when considering a move, something that is evident in abundance with this beautiful home. With four bedrooms it allows for family expansion, the space to work from home or to enjoy a crafts hobby. The internal garage is all lined, floored and heated providing further potential (stpp) to extend the living accommodation, ideal for multi-generational use. Whilst the home is modern built it exudes character, the perfect blend that makes a house a home. With three bedrooms upstairs (one with ensuite) and one on the ground floor also with ensuite its future proof too. My favourite space is the focal point of the house, a lovely sized family kitchen which is an ideal space to gather with friends and family when entertaining. In the summer months you can easily overflow though the French doors onto the terrace to enjoy the best of the Devon fresh air.



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The Gribble will suit so many people in so many different ways, a real chance to change and enhance your lifestyle be it as a young expanding family, having the need to join with elderly parents or simply needing more space for hobbies and storage.

There is 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. The nearest coast is only a twelve mile drive away, some twenty five minutes by car. Here you can explore miles of sandy beaches and dunes, a wonderful space to explore. It's ever so popular with dog walkers, surfers and body boarders alike, a real gem not to be missed.

Outside, the rear garden is mostly paved and there are areas of lawn to the side. At the front there is another good space and a large driveway with enough parking for a modern family.

I could keep waxing lyrical about this beautiful home and surroundings but there is no substitute for taking a look in person. 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.



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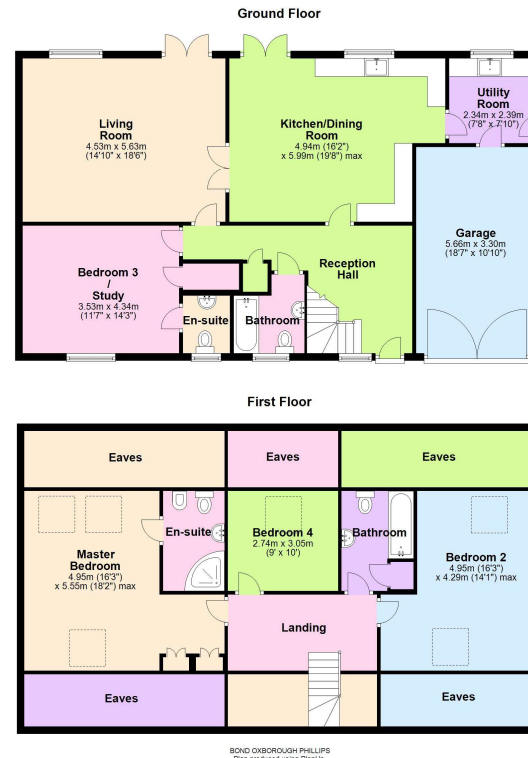
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Directions

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. The property will be located on the left hand side, just after the new homes with nameplate 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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Devon

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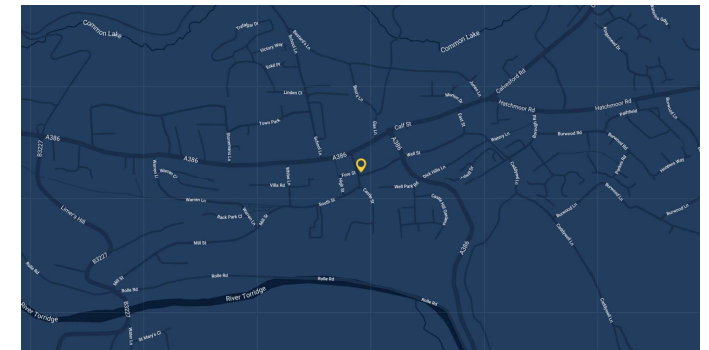
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