



Bond
Oxborough
Phillips

Changing Lifestyles

7 Leighty Water
St. Giles
Torrington
Devon
EX38 7HZ

Asking Price: £250,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

7 Leighty Water, St. Giles, Torrington, Devon, EX38 7HZ



- 2/3 Bedrooms
- Parking & Garage
- Large Detached Garden
- Period Features
- Log Burner
- Kitchen/Diner
- EPC: TBC
- Council Tax Band: B

: When I visited Leighty water in person, the formal, detached garden took me by surprise! They are big, truly beautiful and well established. North of 7 Leighty water offers of a wide variety of mature plants, trees and shrubs. Within these areas, is a secret. Lawned garden with weeping willow trees and ferns as well as sculptured areas perfect for green houses and Poly tunnels a like.

To the rear of the property is a large courtyard area with a sheltered cover to the Barn outbuildings which have been converted to a useful utility shower room & store room. The terrace area is an ideal place for those alfresco dining experiences. Beyond the formal gardens, there is a garden/machinery store with a separate detached garage with allocated parking. The parking area is accessed from the South down a private lane which is used only by residents of Leighty Water.

7 Leighty Water showcases the very best of country living. The ground floor exudes elegance and comfort, encompassing a thoughtfully designed Office/Bedroom Three, a spacious sitting room and a well-appointed kitchen/diner complemented by an inviting log fire. The Kitchen/Diner connects comfortably to a paved Courtyard, allowing for an easy transition between indoor and outdoor living. To the front of the cottage are the most beautiful panoramic views of the landscaped gardens & views beyond.

Bedroom One also offers far reaching views across to the beautiful gardens and rolling fields. There is a further double bedroom, ensuring ample accommodation for family members or guests. Also on the first floor is a well-appointed family bathroom, providing convenience for all.

Situated in the peaceful parish of St Giles & opposite the stevenstone Estate, above the charming town of Torrington, this remarkable property offers a tranquil lifestyle while providing convenient access to a host of amenities. Residents will relish in the peaceful surroundings, while also benefiting from the vibrant offerings of Great Torrington bustling square, and the stunning beach of Westward HO! A short drive away.

For those seeking effortless connections, access to Exeter is conveniently available via the Torrington bus stop, providing swift and direct transportation links, from Umberleigh train station nearby Whether you crave a serene countryside retreat or desire easy access to the vibrant coastal towns and its array of recreational opportunities, this beautiful home in St Giles offers the best of both worlds, making it an exceptional choice for discerning buyers.

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

Agent Notes:

Please be aware there is a right of way across the rear pathway leading to the garden. Also to the rear of Leighty Water is a shared driveway which is a joint responsibility between all other residents of Leighty Water.

The vendor informs us that the main part of the property is thought to be constructed throughout of stone. Visible in all exposed elevations. Under a slate roof, Your surveyor or conveyancer may be able to clarify further following their investigations.

The garage to the rear of the property is a single skin construction. Constructed with block & fiber cement roofing sheets.

Heating: Log Burner (Located in the Snug) Open fire (Located in the living room) Hot water supplied via an electric emersion hot water heater/cylinder.

Spring fed water supply - Mains electric - Private septic drainage supplied for 6,7 & 8 -

Landline telephone.

Broadband coverage: Available up to 38mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)



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



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Floor Plan



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From our office on Well Street, head away from the town centre, turning left at the next junction, passing the garage on your right, and turning right on Calf Street at the little round-a-bout. At the following round-a-bout take the second exit sign posted Atherington and South Molton. After about a mile, the road will slope down into a little vale where you will find the Leighty Water lay-by on your left with the properties just beyond.

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.

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