

1 Ducking Stool  
Cottages  
Black Torrington  
Beaworthy  
Devon  
EX21 5PY

**Asking Price: £299,950 Freehold**



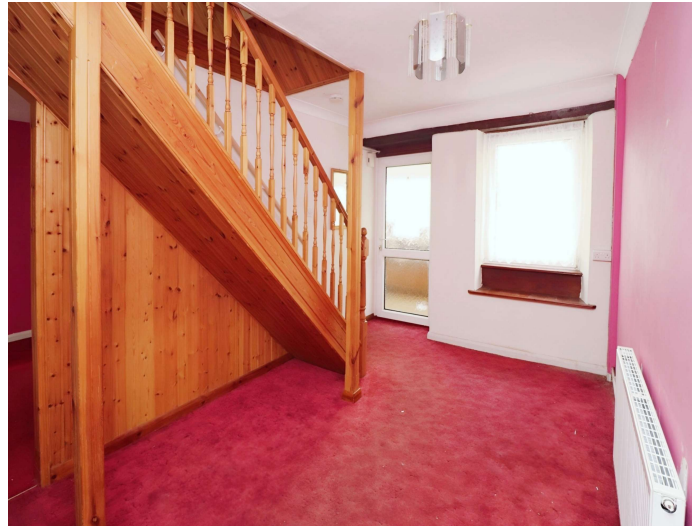
Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com

# 1 Ducking Stool Cottages, Black Torrington, Beaworthy, Devon, EX21 5PY



- SEMI DETACHED COTTAGE
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- DETACHED GARAGE/WORKSHOP
- GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- EPC: TBC
- COUNCIL TAX BAND: B



**Situated on the edge of the sought after village of Black Torrington is 1 Ducking Stool Cottages. The residence offers versatile accommodation comprising 3 double bedrooms and 2 reception rooms, garden, detached garage/workshop and off road parking for 2 vehicles. The property would benefit from modernisation throughout and is available with no onward chain. EPC TBC.**



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## Situation

The village of Black Torrington offers a range of traditional amenities including Primary School, Doctors Surgery with Pharmacy, Popular Local Pub, Village Hall, Playing Fields with multi-purpose play area. Neighbouring villages include Sheepwash, Shebbear, Stibb Cross and Highampton. Hatherleigh is some 6 miles distant and the bustling Market Town of Holsworthy with its comprehensive range of shops and excellent range of amenities including Indoor Heated Swimming Pool, Sports Halls and Schools is 9 miles distant. Black Torrington is surrounded by unspoilt Devon countryside.



## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the left hand turning signed Black Torrington. Follow this road into the village, passing the old Post Office on the left hand side, continue on this road for a short distance the property can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.



# Internal Description

**Entrance Porch** - Windows to side and front elevations. Door to side elevation. Internal door to dining room.

**Kitchen** - Fitted with a range of base mounted units with work surfaces over incorporating a ceramic 11/2 sink drainer unit with mixer taps. Space for cooker, under counter fridge and freezer. Window to rear elevation.

**Dining Room** - Stairs leading to first floor landing. Ample room for dining table and chairs. Window to front elevation.

**Living Room** - Spacious reception room with window to front elevation.

**Bathroom** - A fitted suite comprising panel bath with shower over, pedestal wash hand basin, close coupled WC and heated towel rail. Window to rear elevation.

**First Floor Landing** - Access to loft space, partially boarded with light and power connected.

**Bedroom 1** - Double bedroom with window to front elevation. Built in cupboard housing hot water cylinder.

**Bedroom 2** - Double bedroom with window to rear elevation.

**Bedroom 3** - Double bedroom with window to front elevation.

**Shower Room** - A fitted suite comprising large shower cubicle with "Triton" electric shower over, low flush WC, pedestal wash hand basin and heated towel rail. Window to rear elevation.

**Utility Room** - Fitted with base units with work surfaces over. Space and plumbing for washing machine and tumble dryer. Window to side and door to rear. Velux window.

**Garage** - Manual up and over vehicle entrance door. pedestrian door to side elevation. Windows to side and rear elevation. Power, light and water connected.

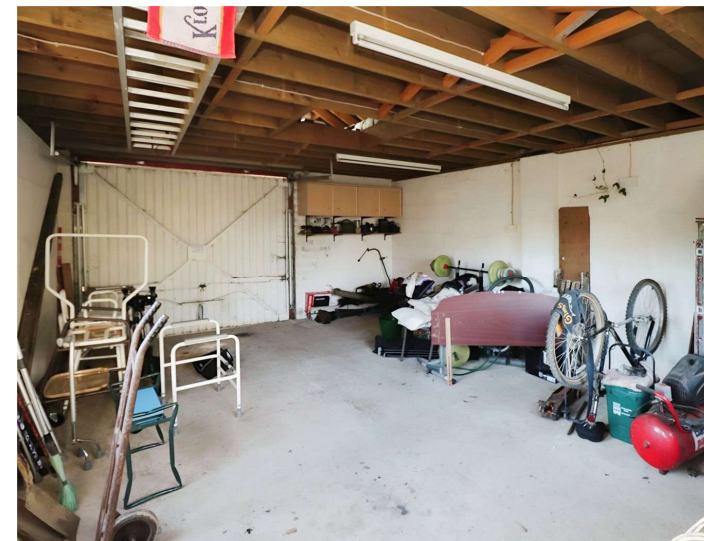
**Outside** - The property is approached via its own drive providing off road parking for 2 vehicles, and gives access to the useful detached garage/workshop which has power, light and water connected. A side gate leads to the enclosed garden which is principally laid to lawn and bordered by mature hedging. A small area laid with patio slabs adjoins the garage and provides the ideal spot for alfresco dining. Steps lead to a small stream that runs beside the house and garden. Adjoining the property, is a low maintenance wrap around front garden which is principally laid with stone chippings and concrete. The front garden is bordered by a small block built wall and a small stream.

**EPC Rating** - EPC TBC.

**Council Tax Banding** - Council Tax Band 'B' {please note this council band may be subject to reassessment}.

**Services** - Mains water, electricity and drainage. Oil fired central heating.

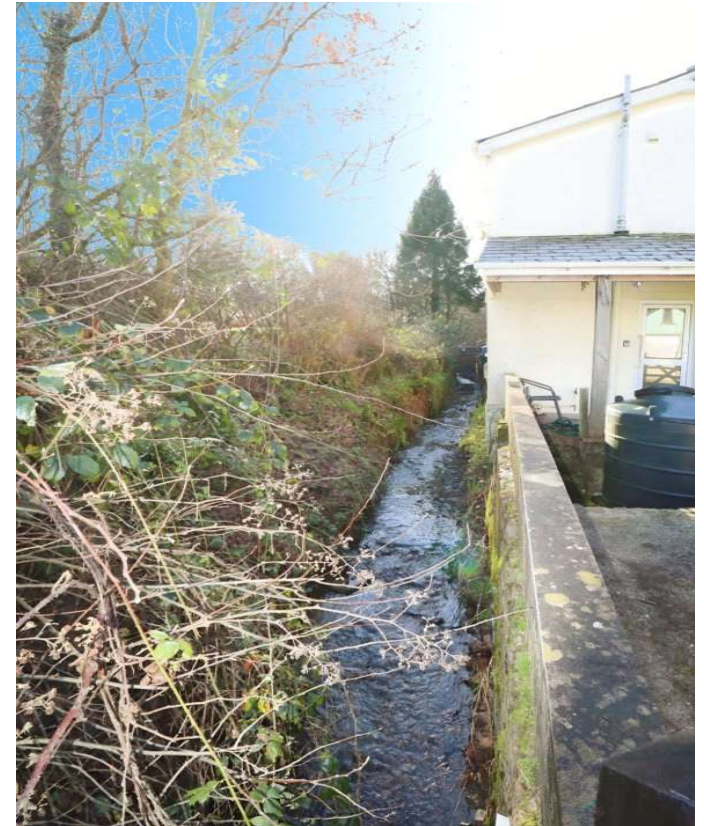
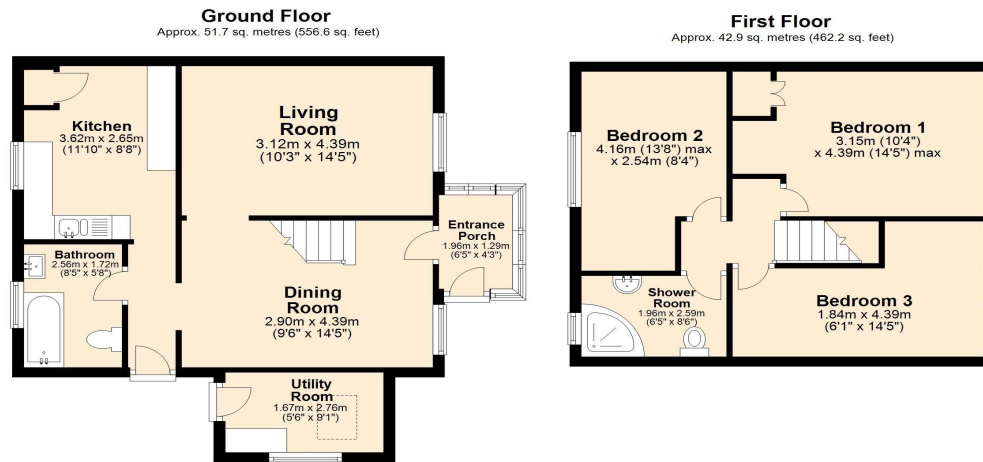
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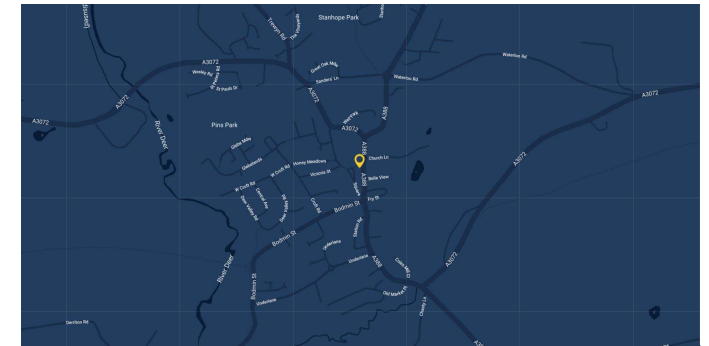
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