

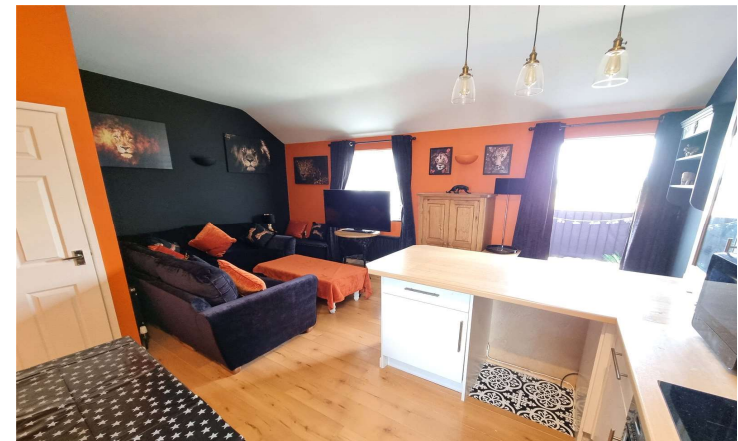


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Pannier Mews  
Castle Street  
Torrington  
EX38 8EE

**Offers in excess of: £190,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 2 Pannier Mews, Castle Street, Torrington, EX38 8EE

- Parking
- Balcony
- Two Double Bedrooms
- Short Walk to Town
- Stones Throw Away from the Commons
- Open Plan Living
- Charming Interior
- Outside patio
- EPC: D
- Council Tax Band: B



A charming character home which is part of a conversion of a former Granary, there is no shortage of truly beautiful aspects across the three stories. My personal favourite is the balcony on the top floor, it is very easy to see yourself sat there with a drink in your hand or eating a meal while taking in the far reaching roof top views over the rolling hills and countryside that Devon has to offer. Access to the balcony comes through the open plan upstairs living space, where light is allowed to come flowing in through the dual aspect windows and French doors. Moving back to the ground floor, the builders left exposed a beautiful stone wall that follows the stairs, this is coupled with a rope banister to really give you the character feel. The ground floor comprises of a W/C and a double bedroom with a large cupboard which is currently used as a small utility room. The first floor has a three piece bathroom and master bedroom that takes advantage of a Juliet balcony. The property has a courtyard directly outside the front door and space for parking just a few paces away.

The real positive of this home is the position and privacy down a private road. The home is just a stone's throw away from the beautiful Torrington commons with the scenic river Torridge meandering through the valley below. The 365 acres of countryside allows for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line 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. You are only a few minute's walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

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## Changing Lifestyles



**According to the survey carried out in 2021, the surveyor suggests the construction to be solid stone under a slate tiled roof.**

**Access to the home comes from Castle Hill carpark where you have a pedestrian and vehicular right of way to access your property and the parking.**

**Heating: Electric boiler**

**Mains water - Mains electric - Mains drainage - Landline telephone.**

**Broadband coverage: Superfast available up to 76mbps (information taken from Ofcom checker)**

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



### 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.

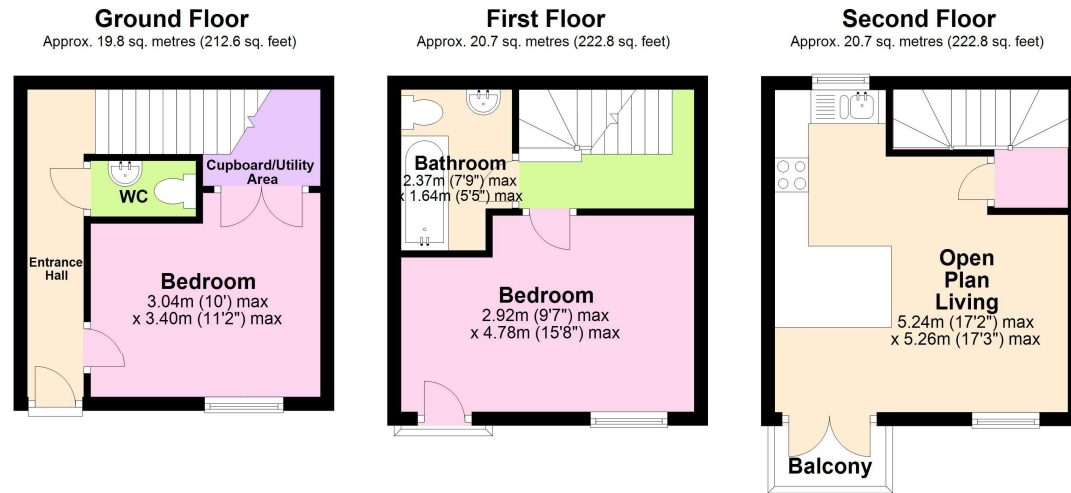
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01805 624 426**

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


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Total area: approx. 61.2 sq. metres (658.2 sq. feet)

BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
	56	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

## Directions

On foot, leaving our offices and turning right follow left into the High Street and continue through the pannier market, upon reaching the end, turn to your left and when you see a gravel driveway on your left hand side proceed down past the parking and a detached barn and the property will be found after a short distance on your left hand side. By car, upon arriving in Torrington it is advised that you park in the Castle Hill carpark at the back of Castle Street and as you make your way towards the rear of the pannier market the property will be located down the gravel right to its right hand side.

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.