

Badgers Barn  
Withacott  
Langtree  
Torrington  
Devon  
EX38 8NL

**Offers in excess of: £475,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Detached barn conversion
- Rural location
- Four bedrooms
- Ensuite to master
- Separate reception rooms
- Plenty of parking
- Lovely sunny garden
- Beautiful views of both Dart and Exmoor
- EPC: E
- Council Tax Band: E



Introducing a delightful detached barn conversion nestled in a tranquil rural setting of similar properties. This charming property boasts a bright and homely feel, offering a peaceful sanctuary for its fortunate residents. The picturesque surroundings provide scenic views on a clear day of Dartmoor National Park to the South and Exmoor National Park in the other direction not to mention the beautiful countryside that immediately adjoins the garden, a truly wonderful site to behold.

Comprising four generously sized bedrooms, this residence offers ample space for a growing family or those seeking additional room for guests. The property showcases a well-maintained garden, perfect for outdoor relaxation and entertaining. Parking is made easy with a gravelled driveway accessed by a five bar gate, ensuring convenience and security for your vehicles.

The barn conversion exudes a sense of character and warmth, with its tasteful design and thoughtful layout. The spacious interior provides a comfortable and versatile living space for all occupants. Whether you are looking to unwind after a long day or gather with loved ones, this property offers the ideal backdrop for cherished moments.



THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND BLOCK CONSTRUCTION UNDER A SLATED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING, THERE IS ALSO ELECTRIC UNDERFLOOR HEATING IN THE HALLWAY, KITCHEN AND DOWNSTAIRS SHOWER ROOM AS WELL AS A LOG BURNING STOVE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS CONNECTED TO A SHARED PRIVATE DRAINAGE SYSTEM (WATER TREATMENT PLANT) LOCATED IN A NEIGHBOURING GARDEN, THERE IS A £15 PER MONTH SERVICE CHARGE FOR THE SAME.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 8 MBPS WHICH COULD POSSIBLY INCREASE WITH THE USE OF AIR BAND.  
(INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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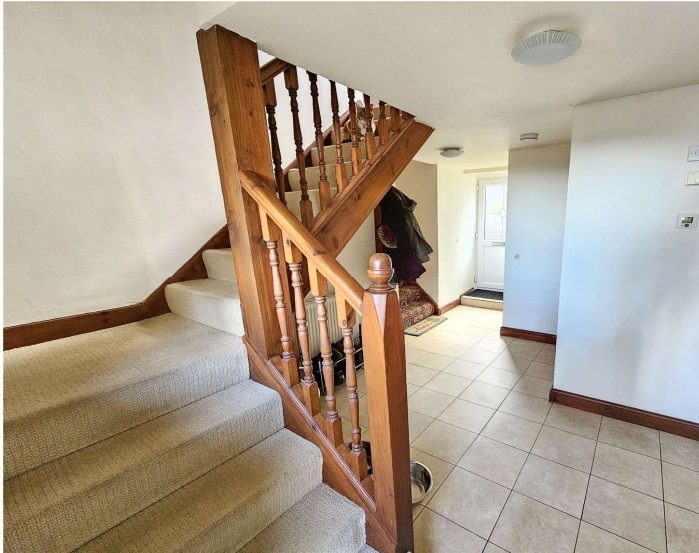


Withacott is handily placed and could be described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a three mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are 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.

Don't miss the opportunity to make this idyllic barn conversion your forever home. Contact us today to arrange a viewing and experience the allure of this countryside gem.



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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp

## Directions

From Torrington take the B3227 signposted Langtree/Holworthy and stay on this road until passing through Langtree Village. Proceed out of the village taking a right hand turning into a layby area. Take the second right hand turning through a farm gate and continue down the driveway bearing right at the fork until you reach the property on the right hand side with the name plate 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...

2 Well Street  
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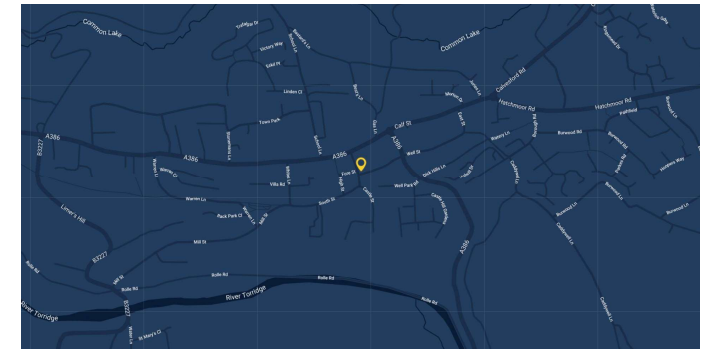
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speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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