



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Elmroyd  
Beaford  
Winkleigh  
Devon  
EX19 8LY

**Asking Price: £400,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)



- DETACHED
- 3 BEDROOMS (ONE ENSUITE)
- GOOD SIZED PLOT
- KITCHEN/DINING ROOM
- UTILITY ROOM
- CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE
- EPC: TBC
- Council Tax Band: D



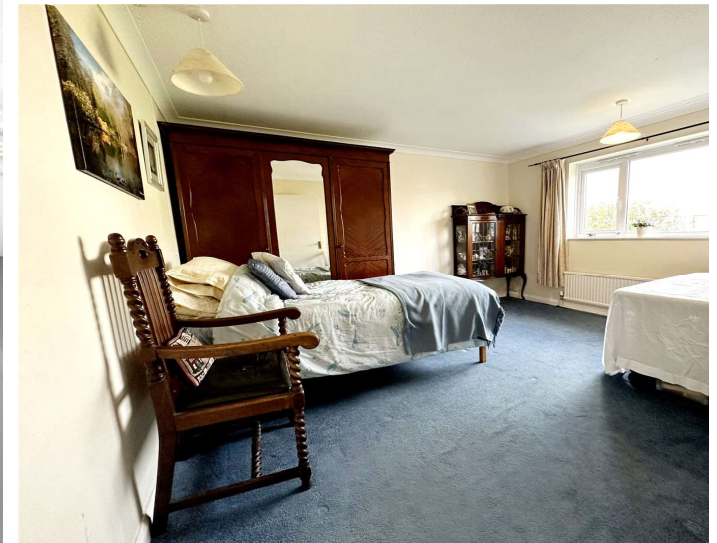
Elmroyd, Rye Park, Beaford, Winkleigh, Devon, EX19 8LY

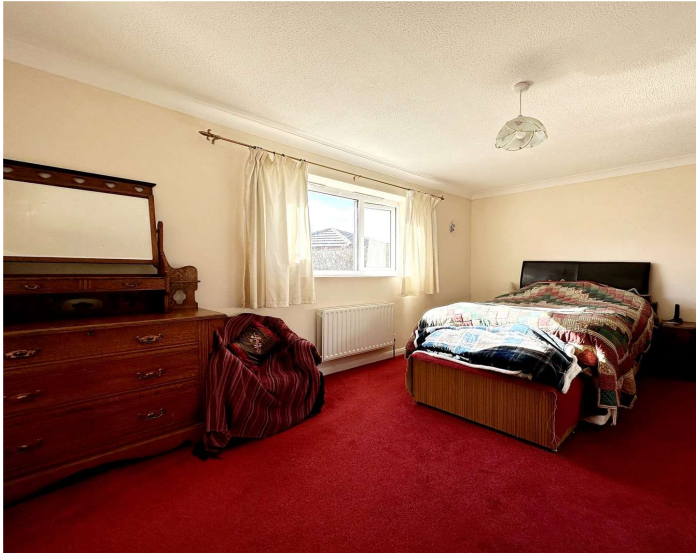
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Consider all your boxes ticked! Welcome to Elmroyd. Spacious bungalow, perfect for a family or an investor. Elmroyd offers three good-sized double bedrooms, a bathroom, and a separate En-suite bathroom. The lounge is located at the front of the home and has stunning views of the mature gardens. The kitchen & breakfast room is located on the same floor and offers rear access to the garden, making it an excellent space for hosting friends and family.

Elmroyd also has a gated driveway leading to a garage and a lawned area that could be used for extra parking, subject to planning permission.

The garage to the side of the property is a single-skin construction of block and tiled roof. The property has oil central heating via a combi boiler located in the property, an electric fire located in the living room. It also has a mains water supply, mains electric, and mains drainage. A landline telephone is available, and broadband coverage is available up to 80 Mbps (Super Fast). Mobile phone coverage is also available on-site.



Location is often key when considering a move. Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Gardens Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to 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. The Globe Inn in the village is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020. All in all this beautiful home has a lot to offer but ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting the bungalow you will know if it is "the one". 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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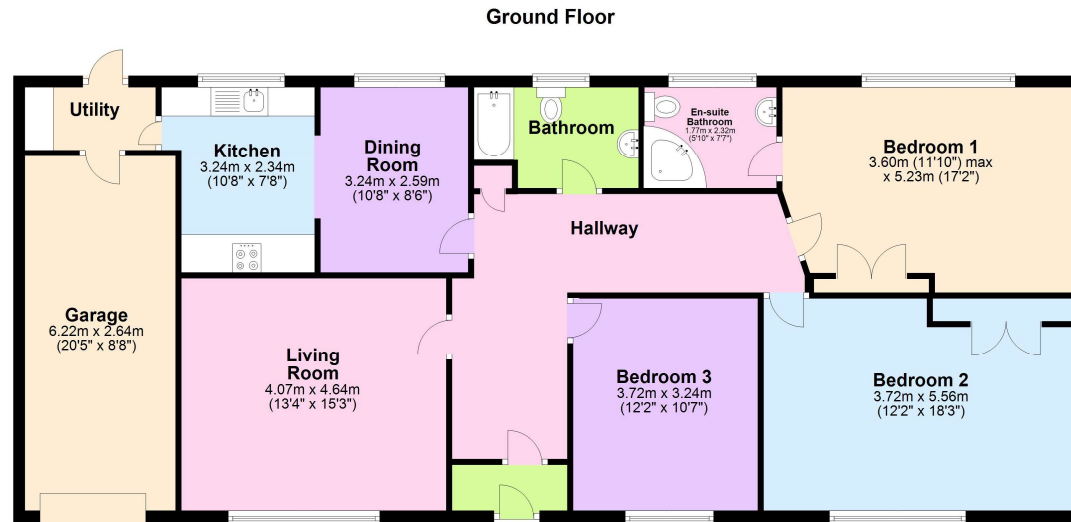


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## Floorplan



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed in a Southerly direction on the A386 signposted Hatherleigh/Okehampton and upon leaving the town at the bottom of the hill turn left onto the A3124 signposted Winkleigh/Exeter, stay on this road and upon reaching Beaford village take the right hand turn into Green Lane just before the school, taking the second left turning into Rye Park where the property will be found after a short distance on your right hand side with 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...

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Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

Have a property to sell or let?

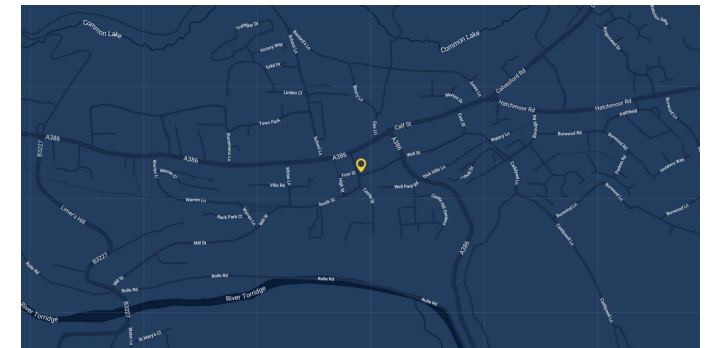
If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.



Please do not hesitate to  
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