



Bond
Oxborough
Phillips

Changing Lifestyles

Hall Farm Cottage
Beaford
Winkleigh
Devon
EX19 8NS

Asking Price: £600,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Hall Farm Cottage, Beaford, Winkleigh, Devon, EX19 8NS

- Equestrian small holding
- 3.3 acres
- Three bedrooms
- Two ensuite shower rooms
- Three stables, feed and tack rooms
- Yard and field shelter
- Extensive parking
- Beautiful countryside views
- EPC: TBC
- Council Tax Band: C



Nestled in a picturesque rural setting, this charming three bedroom end of terrace property exudes warmth and character. The property boasts a cosy and inviting atmosphere, making it the perfect retreat for those seeking peace and tranquillity. Well-maintained and thoughtfully designed, this home offers a comfortable living space for families, couples or professionals alike.

The property features a spacious garden, ideal for outdoor entertaining or simply enjoying the stunning views of the surrounding countryside. Additionally, paddocks and stabling totalling 3.3 acres provide the opportunity for those with equestrian interests or simply to enjoy more outdoor space.

Convenient parking and various sheds and summer house offer ample storage and space. Don't miss the chance to make this homely and peaceful property your own slice of countryside paradise. Contact us today to arrange a viewing.



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The vendor informs us that the property is of stone, block and render construction under a natural and man-made slate roof. Your surveyor or conveyancer maybe able to clarify further following their investigations. The property is serviced by oil fired central and water heating. There is also a solid fuel burning stove located in the living room. Mains electric and water are connected. Drainage is serviced by the properties own water treatment plant located in a small triangle of land opposite the cottage. The cottage enjoys a right of way down the concrete driveway owned by the adjoining farm to the house.

Broadband: Standard speeds are available up to 15mbps. Faster speeds maybe available with air band. (Information taken from the Ofcom checker)

Mobile phone: Coverage available onsite. (See Ofcom checker for further information)

Agents note: The stone barn located to the other side of the driveway has planning granted to convert into a residential property. See the Torrington district council planning portal for further information.



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Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road passing RHS Rosemoor on your right passing through woodland over a bridge and up a long and winding hill. At the brow of said hill you will see a farm on the left hand side. Pass the farm and take the next turning left onto a concrete track. Follow the track to its conclusion where the property is located directly in front of you.

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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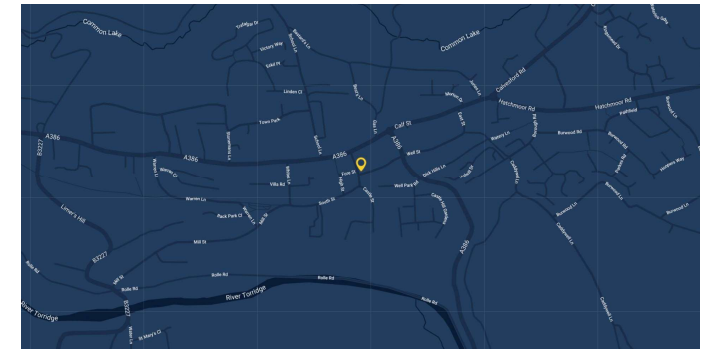
Have a property to sell or let?

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

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for a free conveyancing
quote and mortgage advice.



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