

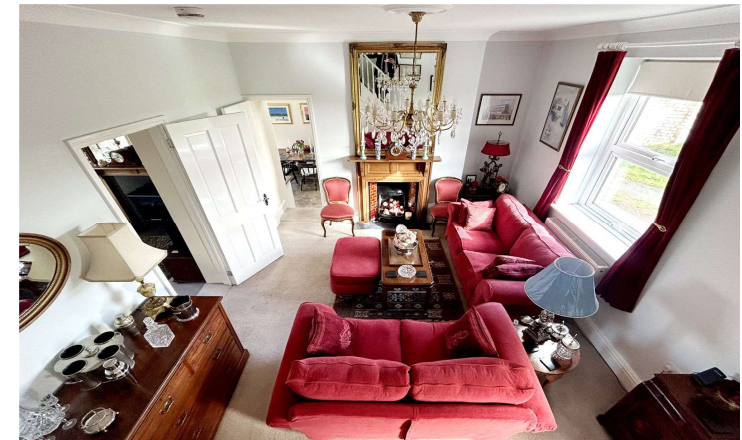


Bond
Oxborough
Phillips

Changing Lifestyles

1 Yarde Cottages
Peters Marland
Torrington
Devon
EX38 8QA

Asking Price: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

1 Yarde Cottages, Peters Marland, Torrington, Devon, EX38 8QA



- A stunning extended period home
- Three bedroom end of terraced
- Large kitchen diner
- Beautiful countryside views
- Separate reception rooms
- Off road parking for three cars
- Enclosed rear garden
- EPC: TBC
- Council Tax Band: B



Charming and well-presented three-bedroom period end-of-terrace house nestled in a tranquil rural setting under the majestic gaze of Dartmoor National Park. This delightful property boasts a homely and inviting atmosphere, perfect for those seeking a comfortable and peaceful lifestyle. The interior is bright and spacious, offering a clean and cosy living space with a touch of sophistication. Sympathetically extended over the years providing further ground floor space and incorporating a super family kitchen / dining space ideal for entertaining. The property features a well-maintained garden and parking for at least three cars, ideal for outdoor relaxation and convenience. Enjoy the stunning views of the surrounding countryside from the comfort of your own home.



Just across the track from the garden is 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. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 12 mile drive and is very popular with surfers and body boards alike.

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This property is perfect for those looking for a luxurious yet quiet retreat away from the hustle and bustle of city life. Don't miss out on the opportunity to own this stylish and inviting home. Contact us today to arrange a viewing.

The vendor informs us that the property is of brick and render construction under a 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 sitting room that can also heat the water as well as a separate immersion heater. Mains electric and water are connected. Drainage is serviced by a shared septic tank located across the road in grounds of Yarde Orchard.

Broadband: Ultra-fast speeds are available up to 1000mbps. (Information taken from the Ofcom checker)

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



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Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and after approximately 3 miles, upon reaching the site of the former Gribble Inn on the right hand side, take the right hand turning signposted Peters Marland/Petrockstow/Shebbear. Continue along this road for approximately 1 mile where the driveway serving Yarde Cottages will be found on the 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.

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We are here to help you find
and buy your new home...

2 Well Street
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Devon
EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

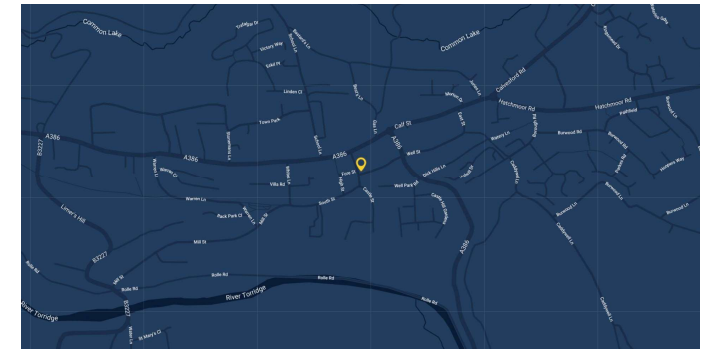
Have a property to sell or let?

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
contact the team at Bond
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