



Bond
Oxborough
Phillips

Changing Lifestyles

Palmer House
New Street
Torrington
Devon
EX38 8BN

Offers Over: £400,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- IMPRESSIVE GEORGIAN GRADE II* LISTED HOME
- A PROMINANT HISTORICAL BUILDING
- RETAINING MANY ORIGINAL FEATURES
- SEVERAL OPEN FIREPLACES
- GALLERY LANDING
- PART RESTORED TO ORIGINAL LAYOUT
- FINISHING AND INVESTMENT REQUIRED
- 3 PRINCIPLE RECEPTION ROOMS
- 4,620 SQ FT. (429M2) APPROXIMATELY
- EPC - D
- Council Tax Band: E



GUIDE £400,000 - £450,000

An impressive, historic and important Georgian Grade II* listed residence situated in a prominent position within the Civil War market town of Great Torrington, Devon. Now, mid restoration with finishing required, the layout of the home has been reconfigured to its Georgian origins.

Palmer House was originally constructed (as it looks today) and owned by Sir John Palmer, an attorney and former Mayor of Great Torrington, whose wife was the sister of Sir Joshua Reynolds, who was known to have visited the home on a number of occasions, often with other key figures including Samuel Johnson. Other visitors to the residence include Sir William Blackstone, Lord Chancellor Henry Bathurst, and Lord Horatio Nelson. This impressive home retains much of the original features and architecture including several feature open fireplaces, a magnificent half and full galleried landing with large arch window emblazoned with the Palmer coat of arms, original ornate ceiling mouldings, and stripped mahogany doors. The accommodation is arranged over three storeys with up to 10 bedrooms, depending on how you wish to use the rooms.



There are 3 principle reception rooms with one reputed to have been based on the cabinet room at No. 10 Downing Street, with four feature Adam Pillars, two sash windows to the front elevation with restored internal shutters, feature period fireplace with marble hearth and surround with original cast iron insert. There are a number of other rooms which could serve as reception rooms.

Palmer House, New Street, Torrington, Devon, EX38 8BN

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Now restored and set in a prime position within the RHS Gardens at Rosemoor (some 3 miles away) is the gazebo which once stood in the gardens at Palmer house. The history surrounding the home also links the church, the Bluecoats and the start of education here in Torrington - according to the history books.

What it offers today is a fine home with the potential to create a period masterpiece, a home with income (should one wish to, subject to planning consents), to co-habit with family - very comfortably or simply to enjoy indulging all of ones hobbies and interests with a different room for each - well at least up to 20 of them.

Built of stone and brick under slate, pitched roof. Grade 2 Star Listed with a flying freehold. Mains Electricity, Gas and Water. Mains Drains.

The home is part restored and has nothing to hide. It has undergone years of sympathetic work to undo a century of changes and poor decisions by previous owners. There is investment needed to finish, but the home is priced accordingly, for a fast sale.

The 1/4 acre, walled garden can be available, by separate negotiation. Please enquire for full details.

The photos show a mix of some rooms as they are now (vacant) and as they were when furnished in period items. This to assist ones imagination in the type of finish that can be achieved.



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. 424.2 sq. metres (4565.9 sq. feet)
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 Plans are not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 from our office on Well Street turn right into Fore Street, then when you reach Lloyds chemist in the far right corner, turn right and proceed on through the church yard bearing left and upon reaching New Street, Palmer House will be found 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.