



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Crossland  
Little Torrington  
Torrington  
Devon  
EX38 8PR

**Guide price of: £625,000 - £650,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Crossland, Little Torrington, Torrington, Devon, EX38 8PR

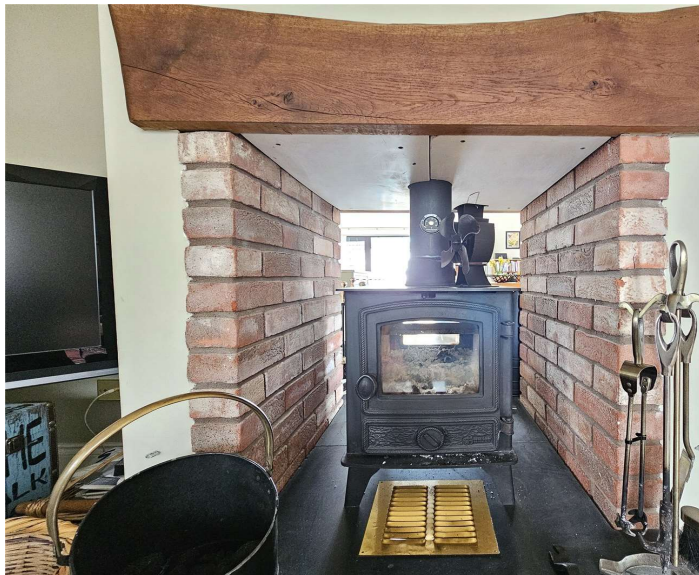


- Stunning detached home
- 0.6 acres in total
- Stunning views
- Large Kitchen / family room
- Four bedrooms
- Master with balcony
- Two ensuites
- Home studio and office
- EPC: C
- Council Tax Band: E



If it's a single storey dwelling or a house that is top of your wish list for your new home, Crossland in Little Torrington is one that offers the versatility to act as both. Dual occupancy is something else that the house could lend its hand to with ensuite bedrooms on both the ground and first floors as well as a double garage that has been converted into two separate rooms currently used as an art studio and home office. Outside is where the house really takes you to the next level with some quite simply stunning views across the Torridge Valley, even allowing for a distant glimpse of Exmoor to the North.

You approach the house from the lane through a five bar gate onto shingled drive which provides ample off road parking for several cars. The lay-by immediately outside is owned by the property and provides additional parking. This is ideal for an expanding family or for when you throw get together for your friends and family. Crossland is quite a unique property as it offers so much accommodation finished to such a high standard. You are immediately impressed when entering the home when greeted by a timber staircase leading to a galleried landing allowing for streams of natural light. Glazed double doors then take you into an airy sitting room with a central fireplace boasting a two way facing multi fuel burning stove, a lovely space to sit down and unwind. If it were me however I would spend most of my time to the rear of the house in the very impressive kitchen/ family room. This is a fantastic space to cook your favourite meals with the family and a great place to wow and entertain your friends, especially as it opens out into a latter conservatory addition providing a smashing outlook down the garden to the views beyond. There is a large double bedroom that also enjoys the same view to the rear via French doors as well as boasting a natural stone wet room ensuite. A luxury four piece bathroom with roll edge bath, separate shower and a heated towel rail as well as two further double bedrooms are also on the ground floor.



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The first floor is as equally impressive as that of before. An open landing space with galleried landing greets you first with skylight window allowing for natural light to fall and provides an ideal space to relax with a book or magazine. Spacious eave storage is also accessed from the landing as well as an airing cupboard. A large master bedroom is another of the properties "take your breath away rooms" boasting plenty of wardrobe space for hanging your clothes and storing your shoes. French doors open inwards before providing access out onto a spacious balcony allowing even better elevated views of the garden, adjoining countryside and river valley wherein lies the magnificent RHS Rosemoor. The master bedroom has the added benefits of one of the largest ensuite bathrooms I have seen offering a white four piece suite including a roll edge bath and separate shower.

This is one of those houses that do not present themselves to the market that often and is certainly not one to procrastinate on. Early viewing is highly advised to avoid disappointment.

*The vendor informs us that the property is of block and render construction under a tiled roof . Your surveyor or conveyancer may be able to clarify further following their investigations. The property is serviced by oil fired central heating and the addition of an immersion heater. Other forms of heating include a dual facing log burning stove between the living room and kitchen. Mains electric and water are connected as well as mains drainage.*

*Broadband: Superfast speeds available up to 80 mbps. (Information taken from Ofcom checker)*

*Mobile phone: Coverage available onsite (see Ofcom checker for further information)*

*Agents note: The paddock to the rear (part of the garden) is on a separate title and subject to a covenant that could restrict the addition of garden buildings or domestic structures.*



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WORD COORDINATION PHILLIPS  
Plan produced using PHOTOS

## Directions

From the centre of Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and after approximately 2 miles at the top of the hill take the second turning left, signposted Little Torrington. Crossland is the second property on your left hand side clearly marked with a for sale board.

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 to be negotiated. 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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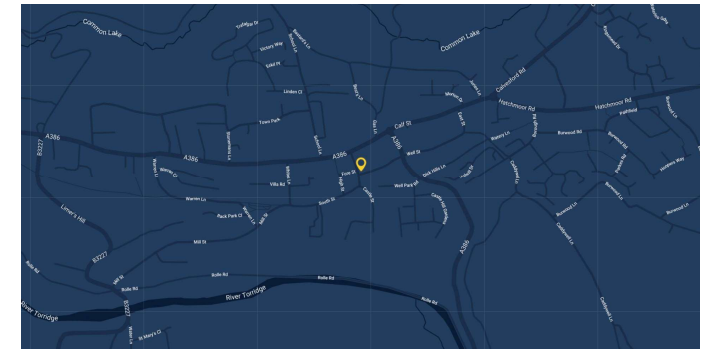
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