



Bond
Oxborough
Phillips

Changing Lifestyles

The Haven
Stibb Cross
Stibb Cross
EX38 8LH

Offers Over : £575,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

The Haven, Stibb Cross, Stibb Cross, EX38 8LH



- 4 Bedrooms
- Detached
- Work Shop
- 2 Reception rooms
- Utility Room
- Enclosed Garden
- Parking for Multiple Cars
- EPC: TBC
- Council Tax Band: A
- Proposed annex



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

The Haven, Stibb Cross, Stibb Cross, EX38 8LH

Changing Lifestyles



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



The Haven, Stibb Cross, Stibb Cross, EX38 8LH



Welcome to The Haven, located on the edge of Stibb Cross village.

When I visited The Haven, the amount of space outdoors blew me away, the gardens are truly beautiful and well established by the current vendor.

North of The Haven offers a wide variety of mature plants, trees and shrubs. Within this area is a good sized lawned area with sculptured areas perfect for green houses and polly tunnels a like. The gravelled area is an ideal place for those alfresco dining experiences and beyond the formal gardens, to the front there is a gravelled parking area. Faced with a lawned area, all enclosed with a brick built wall.

Immaculately maintained, The Haven showcases the utmost care and attention to detail, evident in the extensive re-decoration carried out by the current owner.

The living space exudes elegance and comfort, encompassing a thoughtfully designed office, a spacious sitting room and a well-appointed kitchen/breakfast room complimented by an inviting range oven. Kitchen, utility room & the second living room are on the ground floor which seamlessly connects to the garden, allowing for an easy transition between indoor and outdoor living whilst offering panoramic views of the landscaped gardens & Offering stunning far reaching views across to Dartmoor & Exmoor.

The master bedroom offers views across to the rolling fields of the country side. There are three further bedrooms, ensuring ample accommodation for family or guests. Also offered is a well-appointed family bathroom with Jacuzzi bath with lighting, providing comfort and convenience for all.

Situated in the peaceful area of Stibb Cross, neighbouring with the charming village of Langtree, this remarkable property offers a tranquil lifestyle whilst providing convenient access to a host of amenities. Residents will relish in the peaceful surroundings, benefit from the vibrant offerings of Great Torrington's bustling square and enjoy the stunning beach of Westward HO! A short drive away.

For those seeking effortless connections, located away from major conurbations for a slower pace of life is normally top of the list close to the local pub. Access to Exeter is conveniently available via the bus stop, providing swift and direct transportation links, from Umberleigh train station nearby Whether you crave a serene countryside retreat or desire easy access to the vibrant coastal towns and its array of recreational opportunities, this beautiful home in Stibb Cross offers the best of both worlds, making it an exceptional choice for discerning buyers.

The property is serviced by LPG gas fired central heating. There is also a solid fuel burning stove located in the lounge. Separate immersion heater. Mains electric and water are connected. Drainage is serviced by a septic tank located within the boundary of The Haven. The vendor of The Haven has made us aware that there is asbestos roof sheets on the workshop & garage Broadband: Ultra-fast speeds are available up to 47mbps. (Information taken from the Ofcom checker) Mobile phone: Coverage available onsite. (See Ofcom checker for further information)

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

The Haven, Stibb Cross, Stibb Cross, EX38 8LH



Changing Lifestyles

01805 624 426
torrington@boproperty.com

The Haven, Stibb Cross, Stibb Cross, EX38 8LH



Directions

From Torrington proceed along the A386 (New St) towards Bideford. Upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Continue along this road passing through the village of Langtree, after a short distance the property will be found on your right hand side with for sale board and number plate 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.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

The Haven, Stibb Cross, Stibb Cross, EX38 8LH

Changing Lifestyles

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

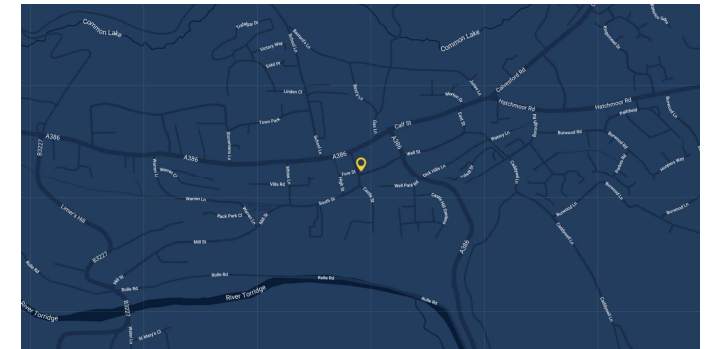
Have a property to sell or let?

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
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@boproperty.com