



Bond
Oxborough
Phillips

Changing Lifestyles

Longview
St. Giles
Torrington
Devon
EX38 7JX

Offers in excess of: £500,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- STUNNING PANORAMIC VIEWS
- TRULY UNIQUE SETTING
- 0.8 ACRE APPROX.
- 4 BEDROOMS
- 2 BATHROOMS
- DETACHED COUNTRY HOME
- EPC: E
- Council Tax Band: D



Where to start?

Well, the home is named Longview – so let's start there. It is so named because on one side of the home the view extends to Exmoor national park. On the other is Dartmoor National Park – so it would be fair to say that the “long” in Longview in fact, means most of the county of Devon (at-least from North to South). The views speak for themselves, so I will move on to the other major attractions of the home – starting with the position and location.



Picture perfect. The type of picture in one's dream of the perfect home in the country, as much as a postcard or Christmas card (when adding snow). It is surrounded by fields and flanked by Dodscott wood and stands peacefully - alone. There are some houses visible in the distance, and others that cannot be seen over the hill, so you have neighbours, at least for a sense of community. And it is a community. The Village of St Giles in the Wood can be seen down in the valley and the walks to there are pleasant plentiful. There, the church, and the social club are great places to meet and socialise.

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The hamlet of High Bullen is behind the home, the superb Tea Room - The Farmhouse Kitchen is a few minutes' walk from the front door (and a treat for all), for Exeter use Umberleigh Station. The trains run hourly, and it is 10-15 minutes' drive. South Molton is 25 minutes away as is Barnstaple. The coast is also just 25 minutes' drive. 3 miles away though is Great Torrington - a market town which offers everything you need daily and more. The Plough Arts Centre is a theatre and Cinema, there is a swimming pool, a beautiful Golf Course and some amazing 365 Acres of commons on the banks of the river Torridge - the famous home of Tarka the Otter.

The grounds are neatly enclosed and arranged and total some 0.8 Acre. Enough to keep you busy, but not so much that it becomes unmanageable. It offers plenty of space for parking, formal gardens, open space chickens and animals, an orchard (with rare Devon varieties), larger outbuildings and perhaps a shepherd's hut or two? The sun is uninterrupted in its path and makes growing prolific and warm spots to relax plentiful. There is a lot one could do here. The only limit is the imagination - and the necessary permissions, if required.





The home. Well, that is great too it has to be said. It works so well as there are bedrooms on the ground and first floors – which offers flexibility and longevity. There are 4 bedrooms, 2 bathrooms, plus a great work space in the loft room. A huge boot room, utility room, a Sunroom, 2 sitting rooms and a truly authentic country kitchen. Working from home can be easily accommodated as could dependent family members. Versatile, as I mentioned previously. It is heated sustainably via a self-loading Bio-mass (or wood pellet) boiler along with traditional fires. Solar panels help to boost the eco-credentials and make savings. The old well is another sustainable source to keep the gardens and any animals well-watered. With the installation of a purification system, one could even use this to supply the home and become even more self-sufficient.

In conclusion, Longview represents a once in a lifetime chance to own a home that is not only unique in its accommodation, but also in its location. Its position with having nothing around it and those views. One can make changes to the home if needed. Finding another in this situation is a very rare thing indeed.

We look forward to meeting you at the home (as it is such a pleasure to be there) and would urge you not to delay in either viewing or deciding. You won't get another chance for a very long time.



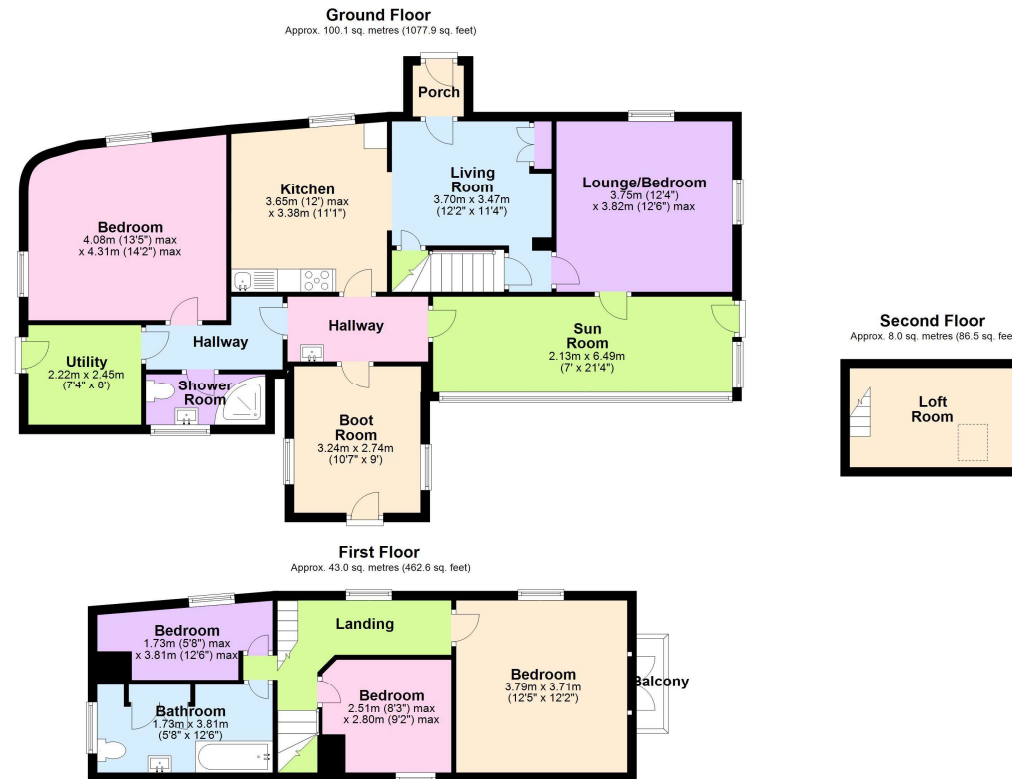
THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A SLATE ROOF .YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY A BIOMASS FIRED CENTRAL HEATING SYSTEM. OTHER FORMS OF HEATING INCLUDE A MULTI FUEL BURNING STOVE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED. THERE IS A PRIVATE DRAINAGE SYSTEM LOCATED ON THE OTHER SIDE OF THE ROAD OPPOSITE THE COTTAGE. THE VENDOR INFORMS US THAT THE SYSTEM NEEDS REPLACING AND AS SUCH HAS HAD QUOTES TO MOVE THE SYSTEM WITHIN THE CURTILAGE OF THE PROPERTY. THIS WILL **NOT** BE REPLACED PRIOR TO COMPLETION AND AS SUCH THE VENDOR HAS ACCOMMODATED THE COST OF THE WORKS WITHIN THE PRICE ASKED FOR THE NEW OWNERS TO ACTION.

BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 19 MBPS. THIS COULD BE INCREASED WITH THE USE OF AIR BAND (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIKELY OUTDOORS BUT LIMITED INSIDE DEPENDENT ON PROVIDER (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

N.B – THE SHEPPHERDS HUT CAN REMAIN BUT WOULD BE SUBJECT TO A SEPARATE NEGOTIATION.

FLOORPLAN



Directions

From Torrington take the B3227 signposted South Molton and continue until reaching the village of High Bullen. Passing the High Bullen garage on your right and before the B&B, take the right hand turning, passing the houses on your right and continue on this lane. Take the next right hand turning at Dodscott cross signed for Dodscott and continue for a short distance, where the home will be found on as the only residence on your 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.

Longview, St. Giles, Torrington, Devon, EX38 7JX

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

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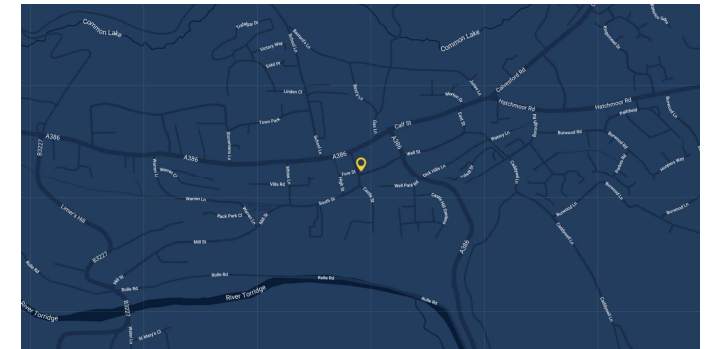
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