



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Barn E  
Withacott  
Langtree  
Torrington  
Devon  
EX38 8NL

**Asking Price: £325,000 Freehold**



**Changing Lifestyles**

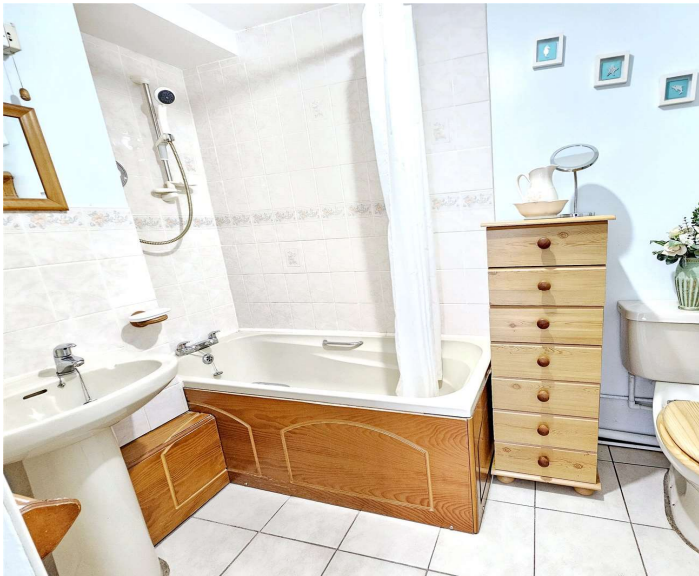
**01805 624 426**  
**torrington@boproperty.com**



- No onward chain
- Rural setting
- Two double bedrooms
- Log burning stove
- Driveway parking
- Good sized enclosed garden
- EPC: TBC
- Council Tax Band: B



**A quaint two bedroom barn conversion, beautifully nestled amongst a very small development of similar properties and located down a private lane. Location is often everything when considering a move so if you are looking to get away from it all to enjoy the sights and smells of the country then look no further. The property is also offered for sale with no onward chain making a swift move entirely possible. Yes the property could benefit from a little internal modernisation but that to me is a massive plus. This fact gives you the opportunity to really put your own stamp on things and make it the forever home that you have dreamt of all these years. Convenient too! The oil fired central heating boiler has been replaced in the last couple of years and some of the windows and front door have also enjoyed an upgrade. A good sized driveway provides ample parking to get your cars off of the lane. The private enclosed rear garden is the piece de resistance of the tour, a truly super space awash with colour during the warmer months. It backs onto agricultural land where often you can catch a glimpse of your four legged neighbours as well as gaze in to the distance to the majesty of Dartmoor National Park that proudly sits above the horizon.**

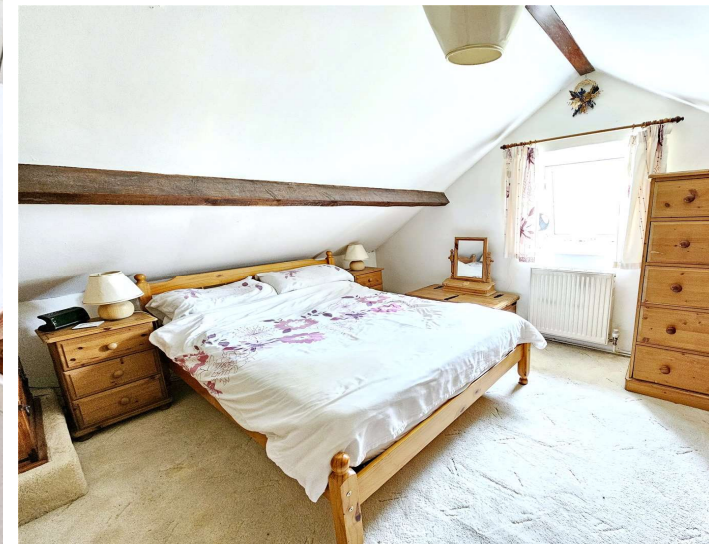


## Changing Lifestyles



Withacott is handily placed and could be described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a three mile drive you can find yourself enjoying 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. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.

Don't miss the opportunity to make this idyllic barn conversion your forever home. Contact us today to arrange a viewing and experience the allure of this countryside gem.



Barn E, Withacott, Langtree, Torrington, Devon, EX38 8NL



*THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A SLATED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL AND WATER HEATING AS WELL AS A LOG BURNING STOVE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS CONNECTED TO A SHARED PRIVATE DRAINAGE SYSTEM (WATER TREATMENT PLANT) LOCATED IN A NEIGHBOURING GARDEN, THERE IS A £15 PER MONTH SERVICE CHARGE FOR THE SAME.*

*BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 8 MBPS WHICH COULD POSSIBLY INCREASE WITH THE USE OF AIR BAND. (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

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Total area: approx. 67.2 sq. metres (723.4 sq. feet)

BOND OXBOROUGH PHILLIPS - Purely for illustration  
Plan produced using PlanUp.

## Directions

From Torrington take the B3227 signposted Langtree/Holworthy and stay on this road until passing through Langtree Village. Proceed out of the village taking a right hand turning into a layby area. Take the second right hand turning through a farm gate and continue down the driveway bearing right at the fork until you reach the property on the right hand side with the name plate clearly 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.

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

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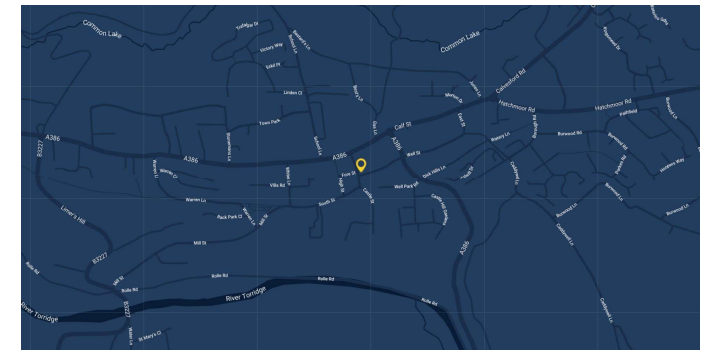
Have a property to sell or let?

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 &  
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for a free conveyancing  
quote and mortgage advice.



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