

# Lea View Black Torrington EX21 5PT



BRITISH  
PROPERTY  
AWARDS

2024

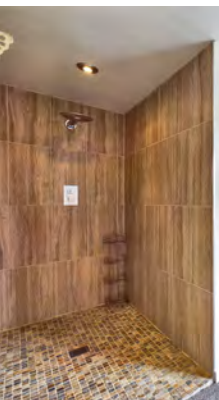


GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £395,000**



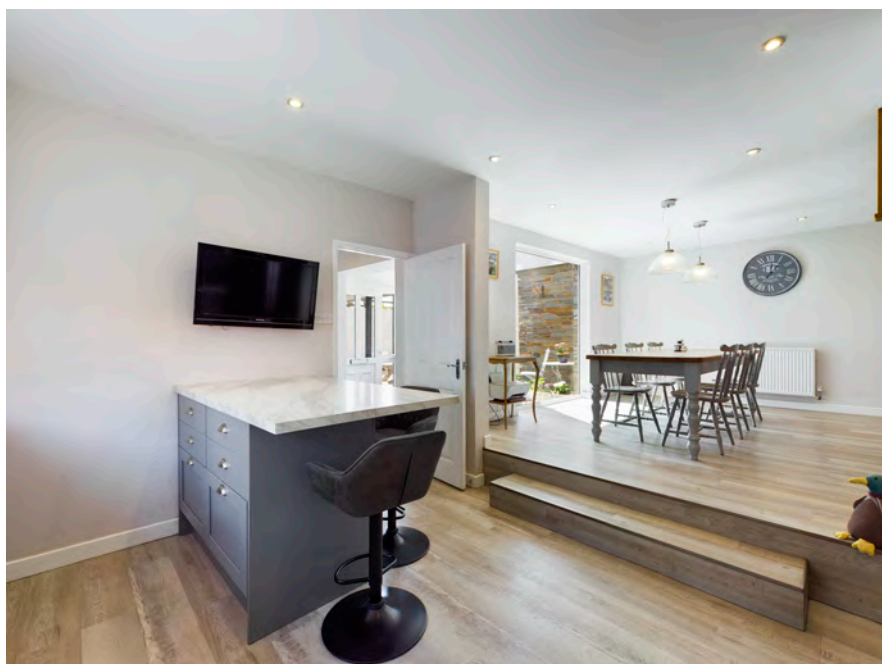


# Lea View, Black Torrington, EX21 5PT.



A property that offers the wow factor from the first glance, with modern internal upgrades, to the potential of four bedrooms, all within a popular local village location...

- Modernised Detached Family Home
- Offering Four Double Bedrooms
- Large Living Room w/ Woodburner
- Contemporary Kitchen Suite
- Sociable Kitchen/Dining Area
- Practical Utility & Cloakroom
- Elevated Sunroom
- Private Driveway & Workshop
- Pleasant Views of Open Farmland
- Thermal Store Heating System
- Sought-After Village Location
- Council Tax Band - E
- EPC - E

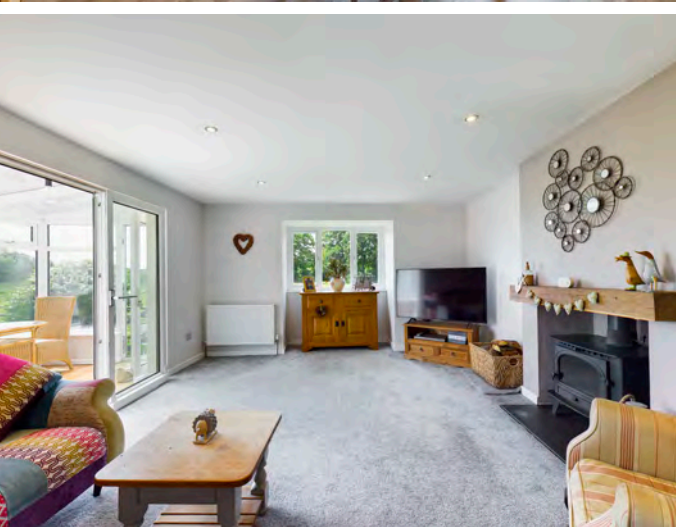


Are you looking for a family home located in a popular village location, within walking distance to local recreational grounds and village pub, as well as offering great access to the major cities and coastlines?

Lea View presents expansive living quarters spanning two floors, boasting four bedrooms, generously sized communal areas, ample off-street parking, a secluded patio, and a spacious garden offering scenic views of the surrounding farmland, among other features.

Upon arrival, the property's extensive parking area capable of accommodating multiple vehicles is immediately evident. Passing through the wooden gate and beneath the archway, one is struck by the impeccably presented, yet secluded patio area, providing access to the elevated garden, sunroom, or the home's entrance.

Upon entering, guests are welcomed by a well-lit interior adorned with modern decor. To the right lies bedroom 4/hobbies room, currently serving as a versatile space but suitable for conversion into a ground-floor bedroom or home office/cinema room. A convenient utility room and cloakroom precede the impressive kitchen/dining area, equipped with integrated appliances, marble-style countertops, and ample storage. The open-plan layout fosters a sociable dining atmosphere, enhanced by abundant natural light streaming through the patio doors, now replaced with a large window overlooking the patio area.



Ascending the recently installed glass balustrade, one discovers three double bedrooms, including a master bedroom featuring a luxurious open walk-in shower. A family bathroom with a roll-top bathtub complements the sleeping quarters. The focal point of this charming residence is the living room, complete with a contemporary woodburner providing supplementary heating to the new heating system, and an adjoining sunroom currently utilized as an office, offering picturesque views of the neighboring farmland.

The outdoor space predominantly comprises a well-maintained lawn area, with the adjacent farmland lending a tranquil ambiance. Additionally, a single garage/workshop accessible from the patio area presents an ideal venue for entertaining and hosting BBQs.



# Changing Lifestyles

The village of Black Torrington offers a range of traditional amenities including Primary School, Doctors Surgery with Pharmacy, Popular Local Pub, Village Hall, Playing Fields with multi-purpose play area, and Post Office in the Community Hall on Tuesdays 6pm-7.30pm, and Fridays 1.15pm-2.45pm.

Neighbouring villages include Sheepwash, Shebbear, Stibb Cross and Highampton. Hatherleigh is some 6 miles distant and the bustling Market Town of Holsworthy with its comprehensive range of shops and excellent range of amenities including Indoor Heated Swimming Pool, Sports Halls and Schools is 9 miles distant.

Black Torrington is surrounded by unspoilt Devon Countryside, whilst the nearby River Torridge offers excellent and readily accessible Game Fishing opportunities.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

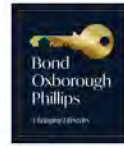




Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1681.22 ft<sup>2</sup>

156.19 m<sup>2</sup>

**Reduced headroom**

11.87 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.