



Bond
Oxborough
Phillips

Changing Lifestyles

Reeds Farm
Beaford
Winkleigh
Devon
EX19 8LR

Guide price of: £375,000 - £425,000 Freehold



Changing Lifestyles

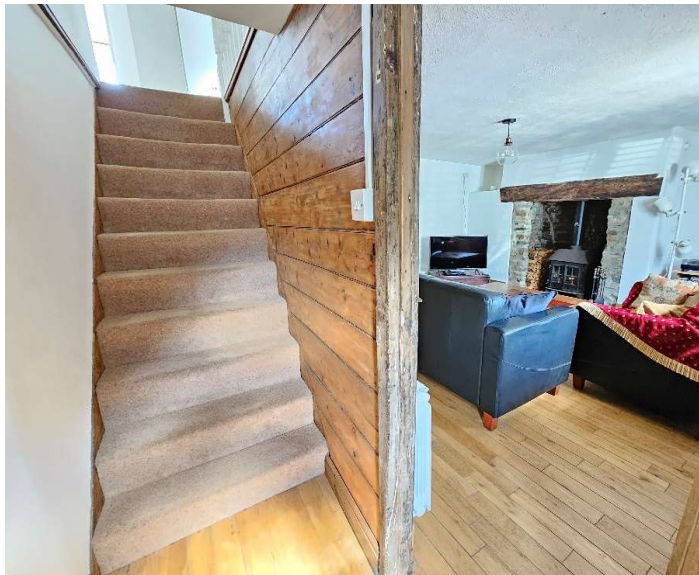
01805 624 426
torrington@bopproperty.com



- Grade II listed
- Beautiful character home
- Ideal for dual occupancy
- Income potential
- Five bedrooms
- Three reception rooms
- Off road parking
- Enclosed rear garden
- EPC: N/A
- Council Tax Band: E



Looking for a stunning character home? Do you need the ability to house a relative in separate accommodation? Would you like to start your own air b&b business? Do you need outbuildings and driveway parking? If the answer is yes to one or more then this could and probably should be the home for you as it has it all! The present owner has painstakingly and lovingly restored the cottage to its former glory to really enhance the character of the building whilst adding to it a contemporary twist to encompass the convenience of modern day living. Flexible accommodation would allow you to either have one large family home boasting five bedrooms or alternatively two separate dwellings with three bedrooms and two bedrooms respectively. There is even gated parking leading to a pretty courtyard garden with several stone built outbuildings ideal for a multitude of uses or even conversion subject to the relevant consents. From here you pass through a pretty stone arch into an enclosed lawned garden complete with a lovely enclosed seating area which really lends itself to outdoor dining and entertaining whilst gazing over the garden.



Location is often key when considering a move, the ability to enjoy long countryside walks from your front door is a real bonus as well as only having a short stroll to the local shop and public house. The Globe Inn is locally renowned for good food and even better, locally and regionally sourced real ales. The pub was even voted CAMRA North Devon pub of the year in 2020.



Beaford is only a short drive to the closest town of Great Torrington, between which you will find RHS Garden Rosemoor, a beautiful place to visit all year round. Great Torrington itself will cater for most of your shopping needs, this historic cavalier town is surrounded by 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

If you are looking for the perfect change of lifestyle this lovely home is exactly what you are looking for. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



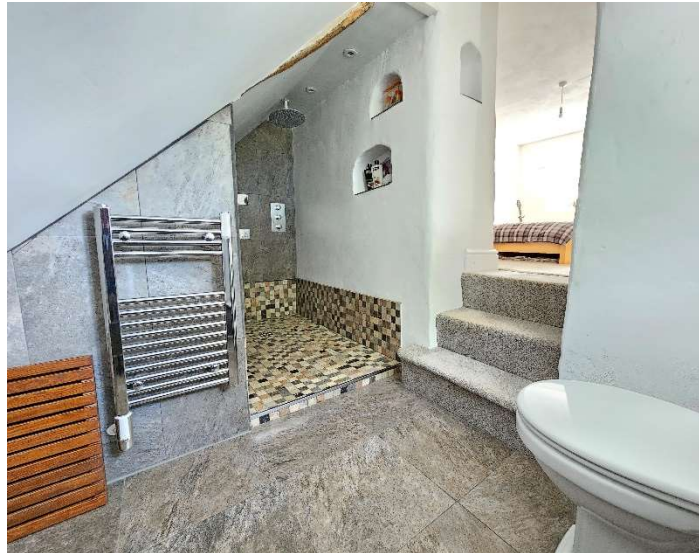
THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A PREDOMINATELY THATCHED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY ELECTRIC PANEL HEATERS IN THE MAIN. OTHER FORMS OF HEATING INCLUDE TWO MULTI FUEL BURNING STOVES ONE AT EITHER END OF THE COTTAGE. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE.

BROADBAND: SUPER-FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIMITED. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

GENERAL INFORMATION: THE THATCH HAS BEEN REPLACED WITHIN THE LAST THREE YEARS IN STAGES, THE LATTER OF WHICH WAS COMPLETED IN MAY 2024. TO THE REAR THERE IS A PEDESTRIAN RIGHT OF WAY FOR THE ADJOINING COTTAGE OWNERS OUT TO THE LANE

Reeds Farm, Beaford, Winkleigh, Devon, EX19 8LR



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Reeds Farm, Beaford, Winkleigh, Devon, EX19 8LR



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles. Reeds Farm is the first property on the left hand side as you enter the village next to the bridle track.

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.

Reeds Farm, Beaford, Winkleigh, Devon, EX19 8LR

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?

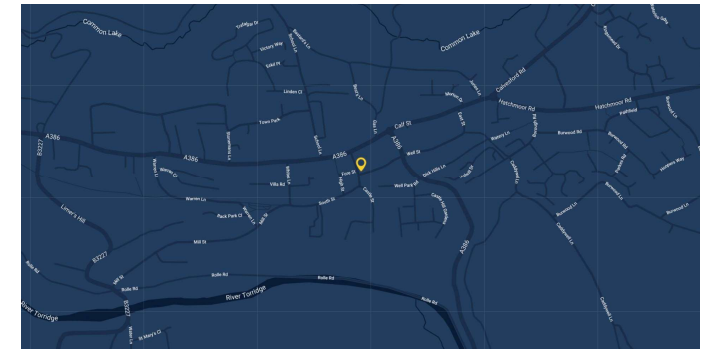
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.



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