



Bond
Oxborough
Phillips

Changing Lifestyles

3 The Granary
Torrington
Devon
EX38 7ER

Asking Price: £280,000 for a 25% Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

3 The Granary, Torrington, Devon, EX38 7ER

- Three bedroom maisonette
- Idyllic position with views over countryside
- Stone's throw from Great Torrington
- Open fire
- Ensuite shower room
- Enclosed garden
- Garage and parking
- EPC: C
- Council Tax Band: C



This charming, well maintained three bedroom maisonette is beautifully positioned in a converted barn that offers a peaceful rural retreat with countryside views. That being said it's only a short hop skip and jump into Great Torrington where you can find a host of amenities including both primary and secondary schools, public houses, shops, pannier market and swimming pool. The property boasts a bright and spacious interior, exuding a homely and inviting atmosphere. With scenic views best observed to the front, this cosy yet spacious home is perfect for those seeking tranquillity and comfort. The equally well-maintained and private garden provides a serene outdoor space to relax and unwind. Additionally, the property features private parking and a garage for convenience. Situated in a quiet and picturesque setting, this delightful home is ideal for those looking for a peaceful countryside lifestyle. Don't miss the opportunity to make this lovely property your own and experience the beauty of country living at its finest. Contact us today to arrange a viewing and secure your dream home.



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There is lots to do both regionally and locally too. Within just a few miles you have the Plough Arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor". Within a mile you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway, parts of which are still in use and 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. The other 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. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only an 11 mile drive away and is very popular with surfers and body borders alike.

Don't miss this fantastic opportunity to make this lovely home your own.





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THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A SLATE ROOF. YOU'RE SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS TO RADIATOR HEATING AS WELL AS AN OPEN FIRE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED. THE PROPERTY IS SERVICED BY A COMMUNAL SEPTIC TANK LOOKED AFTER UNDER THE MAINTENANCE AGREEMENT.

THE GARAGE IS SEPARATE TO THE HOUSE AND IS LOCATED IN BLOCK WITHIN THE RESIDENCE PARKING AREA.

BROADBAND: ULTRA-FAST SPEEDS AVAILABLE UP TO 300 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIKELY BOTH INDOORS AND OUT DEPENDING ON YOUR NETWORK PROVIDER. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THE PROPERTY IS UNDER A 999 YEAR LEASE FROM 1981 AND HOLDS A 25% SHARE OF THE FREEHOLD. THERE IS A MONTHLY MAINTENANCE CHARGE OF £55 WHICH COVERS THE BUILDINGS MAINTENANCE, GROUNDS, BUILDING INSURANCE AND PRIVATE DRAINAGE.

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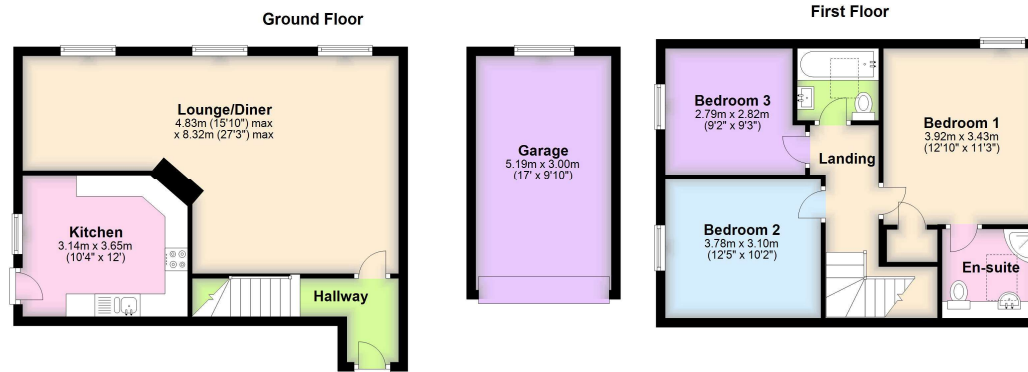
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BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From our office on Well Street, heading away from town, take the first turning on your left and at the mini round-a-bout, with the Fire station in front of you, turn right onto Calf Street. At the following round-about take the second exit onto the B3227 sign posted South Molton. Continue on this road taking the third turning right into Burwood Lane. Continue on the lane around a few sharpe bends to where the property is located on the right hand side, accessed by a five bar gate up into the parking area.

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...

2 Well Street
Torrington
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EX38 8EP

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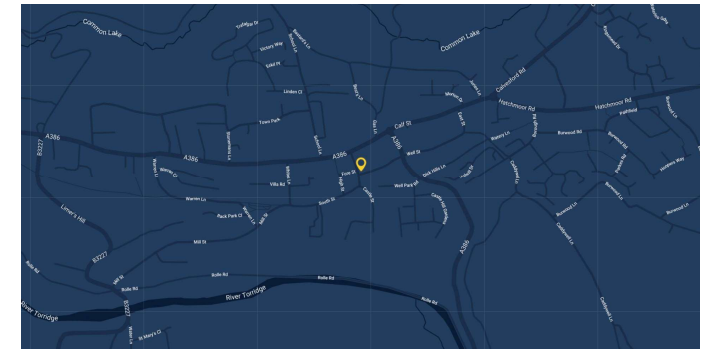
Have a property to sell or let?

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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