



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Firs  
Newton St. Petrock  
Torrington  
Devon  
EX38 8LR

**Guide Price : £350,000 - £375,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# The Firs, Newton St. Petrock, Torrington, Devon, EX38 8LR



- No onward chain
- Three / Four bedrooms
- Detached bungalow
- Generous plot approaching 1/3 acre
- Beautiful countryside views
- Further development possible (stpp)
- Detached garage
- Large driveway
- EPC: E
- Council Tax Band: C



Nestled in the serene countryside of North Devon is this modern detached bungalow offering a perfect blend of spacious accommodation and convenience. Boasting Three bedrooms (the master of which boasting an ensuite shower room) with the potential of a fourth depending on how many reception rooms you need, this charming property exudes warmth and comfort, making it a truly inviting space to call home. The spacious interior is well-lit, creating a bright and airy atmosphere throughout.

Step outside and enjoy the scenic countryside views from the privacy of your garden, perfect for relaxing or entertaining guests with a little alfresco dining in the warmer months. With ample parking on the large driveway accessed from the road by a five bar gate and a garage, convenience is key in this rural retreat. Yes, you will encounter a little road noise but the compromise is to be away from sprawling developments with a myriad of other properties looking in on you. Personally I would far rather gaze out over the adjoining countryside or up into the sky at night to marvel over the twinkling stars uninterrupted by light pollution.

This homely bungalow is ideal for those seeking to get away from it all whilst still being easily accessible to local amenities. Don't miss the opportunity to make this cosy property your own and experience the true beauty of countryside living. Schedule a viewing today and make your dream home a reality.



Changing Lifestyles

01805 624 426  
torrington@bopproperty.com

## Changing Lifestyles



Newton St. Petrock is handily placed and is often 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 and a half 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.



The Firs, Newton St. Petrock, Torrington, Devon, EX38 8LR



*THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE AN OPEN FIRE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED, THE PROPERTY IS SERVICED BY A SEPTIC TANK.*

*BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 6 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER) FASTER SPEEDS SHOULD BE POSSIBLE WITH THE USE OF SATELITE INTERNET SUCH AS STARLINK OR AIRBAND.*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY BOTH INDOORS AND OUT (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

Changing Lifestyles

01805 624 426  
torrington@bopproperty.com

The Firs, Newton St. Petrock, Torrington, Devon, EX38 8LR



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

The Firs, Newton St. Petrock, Torrington, Devon, EX38 8LR



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed along the A386 (New St) towards Bideford. Continue down the hill around a sharp left hand bend, passing The Puffing Billy on your right hand side before turning left on Rakeham Hill sign posted Frithelstock and Monkleigh. Follow this road to its conclusion in Frithelstockstone where at the T junction turn left onto the A388 sign posted Holsworthy. Continue on the A388 to the village of Stibb Cross where at the crossroads turn right staying on the A388. After leaving the village the road bends left. The bungalow is located on the right hand side of the road about a quarter of a mile down the road with a for sale sign 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.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

The Firs, Newton St. Petrock, Torrington, Devon, EX38 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](mailto:torrington@boproperty.com)

## Have a property to sell or let?

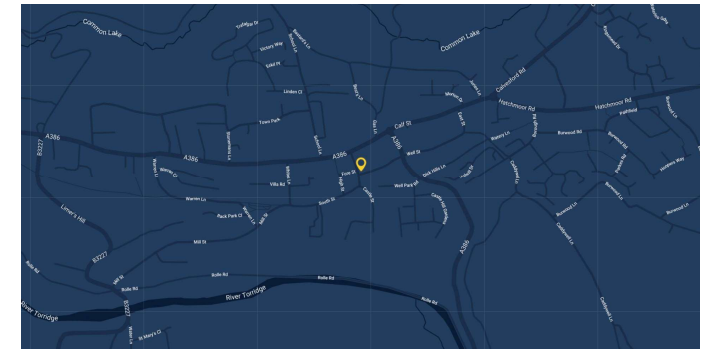
If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.



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](mailto:torrington@boproperty.com)