



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Market Gardens  
Torrington  
Devon  
EX38 8FD

**Asking Price: £435,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)

3 Market Gardens, Torrington, Devon, EX38 8FD



- ADJACENT TO 360 ACRE COMMONS
- STROLL FROM HEART OF THE TOWN
  - BRAND NEW, CHARACTER HOME
- FOUR BEDROOMS, MASTER ENSUITE
  - PART WALLED GARDEN
- STYLISH MEWS DEVELOPMENT
  - ONE OF JUST NINE HOMES
  - NUMBERED PARKING



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## Overview

All too often, people approach most things in life with a pre-conceived idea of what to expect. I try ever so hard not to in my line of work, as life has taught me to approach things with an open mind. The Bayleaf at Market Gardens really does cement this ethos. Yes, it's one of the larger homes on offer here but don't be fooled, it is far from just that. It is balanced inside and out with a handmade feel and more importantly, a bright interior – which add to its already charming curb appeal and period feeling, particularly with its enclosed part walled garden. It really is the ideal family home when you consider that at 142 m<sup>2</sup> (1,528 Sq Ft), it is larger than many four-bedroom detached homes and the addition of the study/family room in this particular design really is the icing on the cake. The home flows well and I suspect the utility room door will be used just as much, or more than the front as I feel those who choose to buy this home will be doing so for the location. Adjoining 360 Acres of Commons, one will likely be exploring this ever-changing landscape with the family and pets - whatever the weather. It is lovely to have the advantage of leaving any wet gear here to dry, as well as the pets! Not just this, but the garden is more generous (in my opinion) than you would normally find, so is likely to be used to full advantage.

Number 3 is one of just nine, three and four bedroom, brand new, yet character homes set in this stunning Mews. The finish externally is undeniably desirable. An Oak formed entrance is going well in to dream home territory, and when moving to Market Towns in Devon – Character properties are often in the dream move tick list. So, when an opportunity arises to have all the best of an older home in terms of their build quality, curb appeal and space internally, but in a brand new, warm, efficient and low maintenance package – it does feel a bit too good to be true. Made even more so, when one can step out of the front door and see the commons instantly and in less than a minute be walking past the Castle walls to be immersed in them. A minute the other way, and one is in the heart of town picking up fresh ingredients for a large breakfast after the long walk, or in the local for a swift one, or collecting tickets at the Box Office at The Plough Arts Centre to watch the latest movie, world class comedy or classic and modern theatre live. Put simply, it is the best of both worlds.

History surrounds Great Torrington from the great battle of 1646 which saw Lord Hopton (Royalist) and his forces defeated by Sir Thomas Fairfax, (marking the end of the resistance in the West Country), to the River Torridge below being home to Tarka the Otter and home to the second oldest Golf Course of its type in the country. Not to mention the RHS Gardens at Rosemoor (which can be seen from the communal gardens), the Tarka Trail – a 180-mile recreation highway that links us to the Coast where the nearest beaches are miles of soft sand, there is something of interest around every corner.

The home is built to exacting standards by local firm – Pearce Homes. Approaching their 80th year, each of the team owns a piece of the business (similarly to John Lewis) which means everyone that worked on the build has a vested interest as well as huge pride in delivering the finest finish. Built traditionally of block and render and with much of the materials used made and finished in their own joinery, the quality is evident. This is true also where the kitchen and bathroom fittings are sourced from the highest quality manufacturers like Bosch, Franke and Roca respectively. Essentially, they fit the items we would all choose – given the budget! Howdens makes the kitchens and are renowned locally for their quality and style. Furthermore, there is a restriction on parking commercial vehicles within the development for the obvious reason that they obscure the view. However, it is likely that a resident's permit will be supplied in the first instance for the car park – which will enable 7-day parking just behind.

There is no driveway. Although, there are two allocated and numbered parking spaces just in front and there is plenty of room for all the residents to pass if you are just dropping off directly outside the home. This is also the case for charging EV's. Each home has provision to install a charger at the front of the property to enable convenient home charging. An abundance of parking for friends and family can be found just in front of the Mews in the Towns car park and there is room enough in the garden for a generous outbuilding to store bikes, gardening tools and summer garden furniture.

The home is available to view immediately.



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### Directions

**By Car:** Entering Torrington from the Bideford direction, drive through New Street passing Lidl and after a short distance, turn right in to Whites Lane, signed for Town Centre. Follow around to the left and then turn right in to Sydney House Car Park. Follow down and then to the right where Market Gardens will be directly in front of you. Follow through the arched entrance and park in the marked bays.

**On Foot:** Leaving our office turn right and follow the road round to the left into Cornmarket Street, then follow right into South Street. Continue along, passing the Pannier Market and then turn left through the car park, where the homes will be found behind their private, arched entrance.

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 and 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 available 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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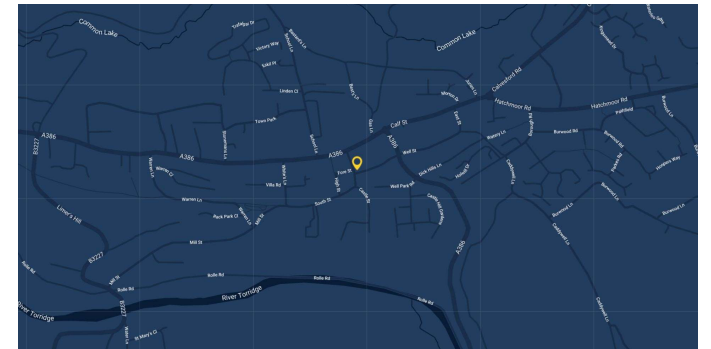
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