



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Market Gardens  
Torrington  
Devon  
EX38 8FD

**Asking Price: £395,000 Freehold**



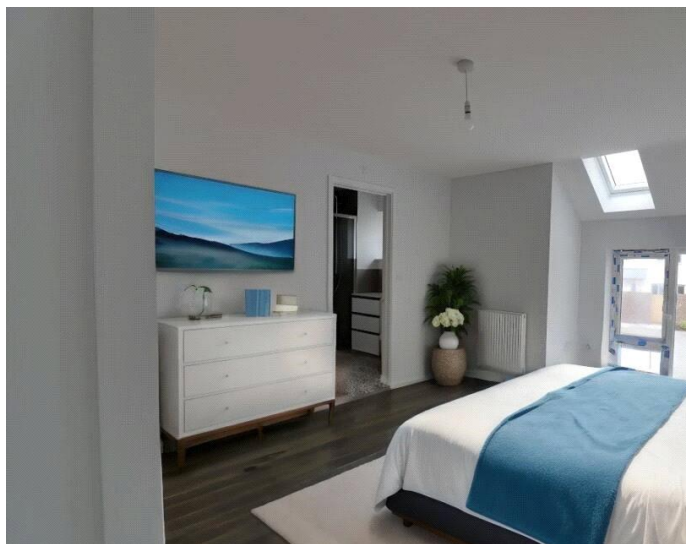
**Changing Lifestyles**

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

4 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

I was right about this one. Perfectly balanced inside and out - on the edge of the 360 Acre Commons, and with a walled garden to add to its mature feel, despite the home being brand new. The façade resembles a sympathetic conversion in the style of a Linhay barn, adding even more character and blending beautifully within the mews, opposite the old Castle walls. It is beautiful. It is big. It is purposeful and has been designed to live in, not just to look pretty.

But then, with nearly 80 years of experience building homes locally, it is expected that this workforce-owned firm would produce nothing but quality. Especially as each tradesperson that worked on this traditional build owns a piece of Pearce Homes, it is their reputation at stake with every aspect of their work – and it shows. Many of the materials used in the construction are made in house at their own joinery. 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.

There are many highlights and the split windows in the master bedroom are a stand-out feature. Another is the newel posts on the staircase (which are also made in the joinery) and it these details that separate these new homes, from others – in my opinion. The overall dimensions are impressive and at 142 m<sup>2</sup> (1,528 Sq Ft), is larger than many four-bedroom detached homes. The bedrooms are all large, the master features ensuite facilities and the study/family room, extra storage and the utility room completes the wish list as it enables my full lifestyle without needing to add to or amend. It is plenty, but not too much. The garden likewise is plentiful, but not so much that you spend all your time working in it. Balance.

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 behind the home 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.

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.

For more information on this home, or any of the remaining homes in this bespoke development, please do not hesitate to contact the office.

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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...

2 Well Street

Torrington

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EX38 8EP

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## Have a property to sell or let?

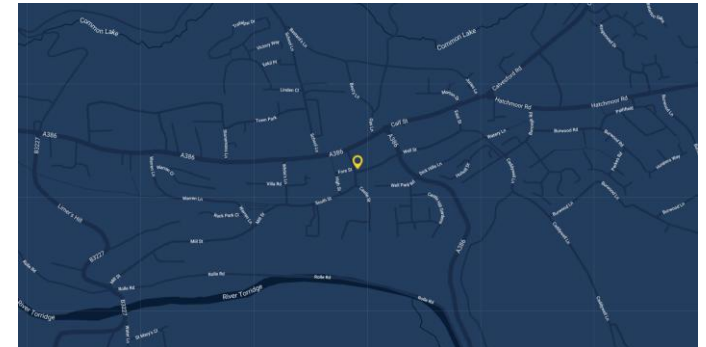
If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.



Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01805 624 426**

for a free conveyancing quote and  
mortgage advice.



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