



Bond
Oxborough
Phillips

Changing Lifestyles

12 Fore Street
Langtree
Torrington
Devon
EX38 8NG

Asking Price: £175,000



Changing Lifestyles

01805 624 426
torrington@boproperty.com

12 Fore Street, Langtree, Torrington, Devon, EX38 8NG



- 3 Bedrooms
- Out-Building
- Detached Garden
- On road parking
- Village Location
- EPC: G
- Council Tax Band: A

A hidden gem situated on one of Langtree's most desirable roads, nestled amongst the stunning period properties of Fore Street sits Number 12 standing proudly on its generous plot.

You will notice this beautiful home surrounded by traditional cottages. Of traditional construction and under a slate roof with rendered and colour washed elevations, number 12 has a lot more to offer inside!

The accommodation comprises a spacious living room faced with a feature stone fire place. With an impressive kitchen with work surfaces & fitted units and an open outlook to the rear court yard. On the First Floor are three bedrooms, two of them with front facing views.

A few paces away leads to a fantastic sized mature garden with a high degree of privacy and fully enclosed. Perfect for those alfresco dining evenings.

To the rear of number 12 is a great sized outbuilding perfect for all your hobbies, it lends itself as a gym, crafts room or workshops (subject to the relevant planning permissions) although it could benefit from some modernisation, it provides you the opportunity to really make it your own as a result.

Within just a few miles you have the Plough Arts Centre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor". Within a five minute drive you can find yourself on the 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. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 12 mile drive and is very popular with surfers and body borders alike.



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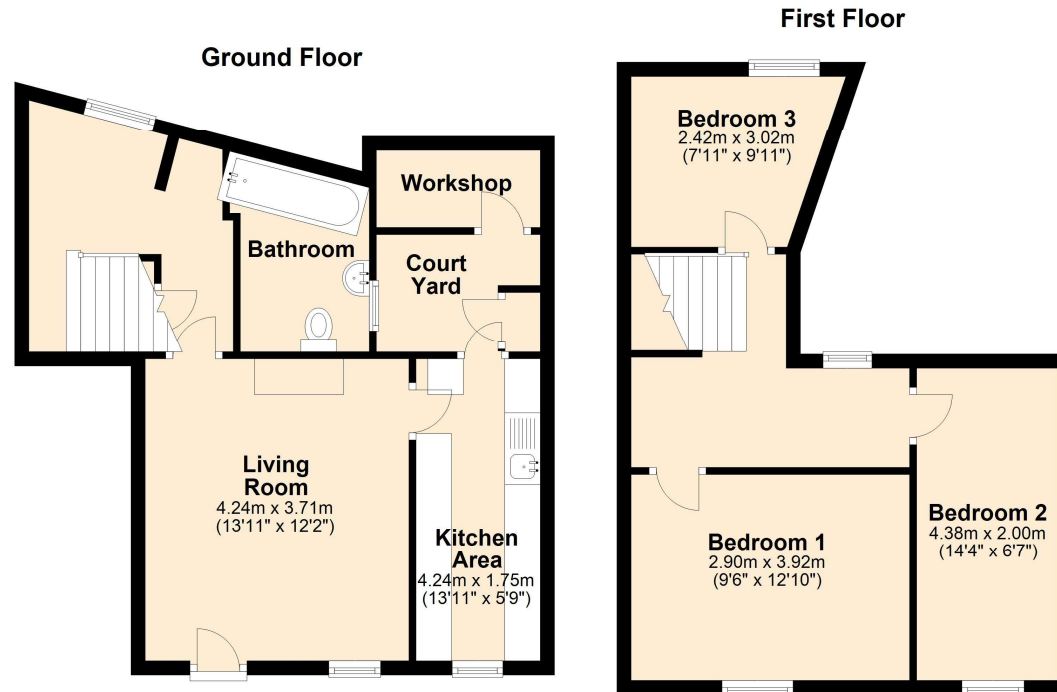


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Floorplan



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Stay on this road and upon entering Langtree Village, continue past the Green Dragon public house on your left hand side, and past Church Lane and property will be found on your right hand side with number plate and for sale board 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 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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