



Bond
Oxborough
Phillips

Changing Lifestyles

Palmer Cottage
New Street
Torrington
Devon
EX38 8BN

Offers in excess of: £325,000 Freehold



Changing Lifestyles

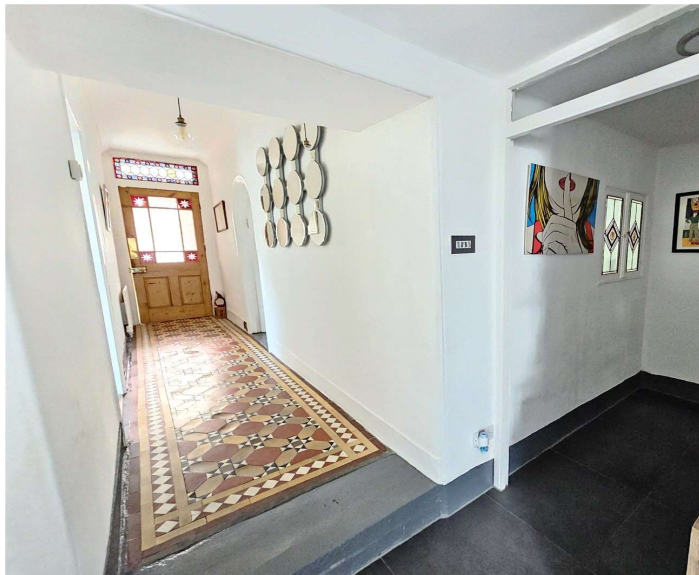
01805 624 426
torrington@boproperty.com



- Grade II listed home
- Extensive renovations made
- Three / four good sized bedrooms
- Impressive period features
- Quirky yet charming
- Stone's throw to the town centre
- Carport parking
- Separate Bath and shower rooms
- EPC: Exempt
- Council Tax Band: C



A charming and spacious three double bedroom Georgian period home located in the heart of our friendly town. This delightful property boasts a bright and inviting interior, perfect for creating a comfortable and homely living space. The well-maintained garden offers a tranquil retreat, ideal for outdoor relaxation and entertaining. With convenient parking/carport facilities, this property combines practicality with style. The sophisticated design and ample natural light throughout enhance the overall appeal of this charming home. Situated close to the heart of the town, this beautiful property offers easy access to local amenities and transport links, making it an ideal choice for families or professionals looking for a stylish and convenient home. Don't miss out on this opportunity to own a piece of quintessential town living with all the benefits it provides. In addition the property boasts a very good sized workshop, an ideal space for enjoying hobbies, for use as a home gym or simply using as secure storage for all your outdoor toys. Palmer Cottage has enjoyed a myriad of recent improvements by the current owners including but not exclusive to, electrical upgrades, upgraded plumbing, re-fitted bathrooms and extensive decorating.



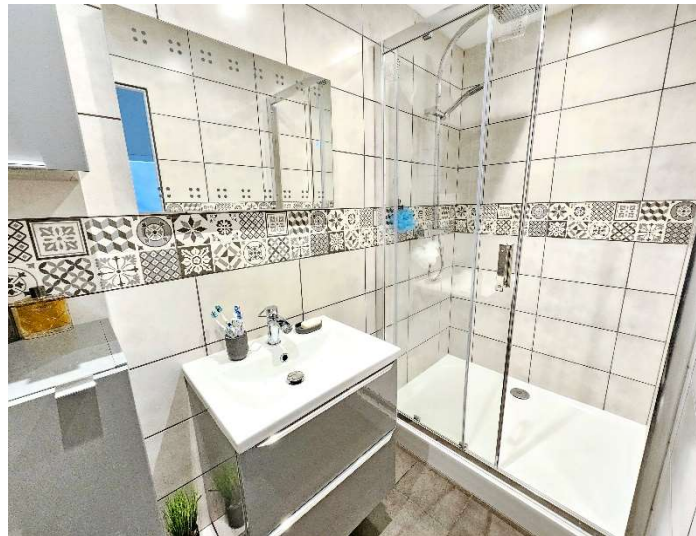
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Within just a few steps you have the Plough arts centre / theatre and Dartington Crystal. The Royal Horticultural society gardens "Rosemoor" is just a short drive away. Within a mile you can find yourself on the Tarka trail, a footpath/cycle way mainly 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 10 mile drive and is very popular with surfers and body borders alike. Great Torrington is surrounded by some 365 acres of commons stretching down the picturesque river Torridge valley providing miles of pretty walks.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Palmer Cottage you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.





THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF PREDOMINATELY STONE AND RENDER UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

HEATING: GAS BOILER.

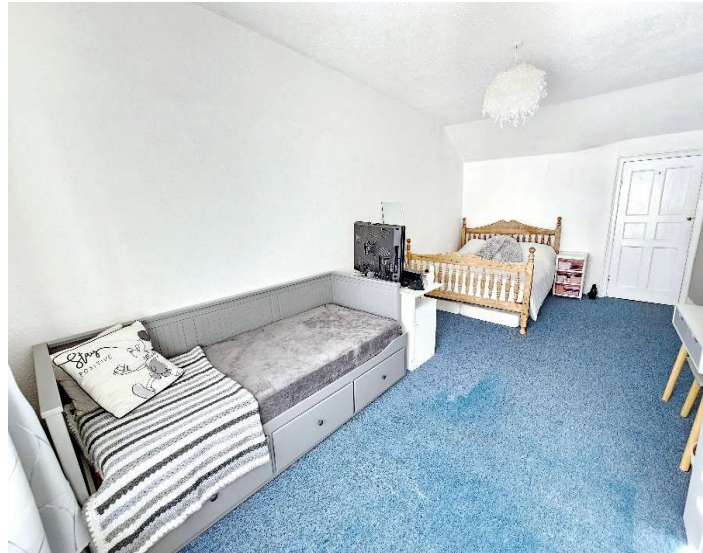
MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.

BROADBAND COVERAGE: SUPERFAST AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

PART OF THE PROPERTY IS FLYING FREEHOLD WHERE THE KITCHEN IS OVERLAPPED BY A STORE ROOM OF THE ADJOINING PALMER HOUSE.

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BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

On foot from our office on Well Street turn right into Fore Street, then when you reach Lloyds chemist in the far right corner, turn right and proceed on through the church yard bearing left and following on to the right, where upon reaching New Street, Palmer Cottage will be found directly in front of you.

The Parking is located at the rear of the property and accessed off School lane. The Coach house is in front of the first turning left and the open garage is furthest on the left.

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.

We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

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Email: torrington@bopproperty.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.

