



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

102 Mill Street  
Torrington  
Devon  
EX38 8AW

**Offers in excess of: £290,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

- Character Home
- Three Bedrooms
- Multiple Reception Rooms
- Bright and Airy
- Cloakroom
- Enclosed Rear Garden
- Summer House
- Short Walk to Town
- Stone's Throw from Torrington Commons
- Countryside Views from the Garden
- EPC: C
- Council Tax Band: B



A charming and well-maintained period terraced house in the picturesque town of Great Torrington. This delightful property boasts three bedrooms, offering a cosy and homely atmosphere perfect for a family or professionals looking for a peaceful retreat. The house features a bright and spacious interior with lovely views from the garden, creating a serene living environment. The well-maintained garden adds to the charm of this property, providing a tranquil outdoor space for relaxation or entertaining guests. Located in a sought-after area, this home offers a perfect blend of character and modern comfort.

For me, the moment you step inside this home you know this is something special. With character presenting itself throughout, you feel yourself feeling more and more in love the longer you stay. Stepping into the lounge, from the wall panelling to the deep window sill seats this really feels like a home. As there is plenty of living space here, this room blends perfectly to a cosy snug for the winter whilst the dining area creates a summer environment with the French doors looking out onto your rear garden. The dining room stretches over 21 feet in width allowing plenty of space for your dining table on one side next to the kitchen, whilst having a perfect relaxation space at the other end looking out into the garden. In here the room benefits from a skylight which even more natural light floods in from. Off from the dining room is your W/C which nowadays has become a must for most. To the rear of the property the kitchen sits behind the dining room with a half door and wall allowing for a free flowing layout. With dual aspect windows in here, no wonder you feel the property is so light an airy. For me this has many benefits, firstly if you love to entertain then there is plenty of room for everyone to spread out without feeling like you are actually in separate rooms, secondly if you have any little ones you can be in the kitchen with the added benefit that you can keep an eye on them and finally, if you ever disagree on what to watch, you have the space to watch your own shows in different rooms.



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The kitchen itself boasts a built in freezer and a space for you fridge, washing machine and tumble dryer however one of these could be swapped out for a dishwasher should you wish. Surrounding this is a kitchen that takes advantage of lots of cupboard and worktop space that doesn't make you feel like you are on top of each other. Finishing off the downstairs, the final reception room is a great space for whatever your needs require such as a hobbies room, home office, snug or simply just a fourth bedroom.

Upstairs boasts three bedrooms, two of which are double and sit at the front of the property whilst the family bathroom and third bedroom sit to the rear. The master bedroom boasts two built in wardrobes with bedroom two also benefitting from one. Both the master bedroom and bedroom two enjoy those deep window sills producing a place to sit which continues the character in the home. Finally the upstairs landing boasts another deep window sill with the landing taking in again more natural light.

The garden is wonderfully tiered creating better views with each step up you take. The bottom tier is wonderfully the most private area of the garden and benefits from a good sized shed with electricity already installed. The next tier up is where the views start to creep in and the garden starts to open up to what this home is all about. Here is a generous patio space where the vendor has tactically placed multiple potted plants allowing for easy maintenance, whilst also keeping that greenery around you. This is a perfect spot for your outdoor furniture allowing for that alfresco dining space that everyone loves so much. At the top tier of the garden is where the home comes into its own. The countryside views become a lot more apparent, the shrubbery is coming out and here is where you get some lawn space. For me though, the summer house that sits here is a spot I just wouldn't want to leave. Whether it's a morning coffee or a glass of wine, this is a prime space to sit, relax and just let the nature and world pass by while you're in the peaceful retreat of your own back garden.

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The home is just a stone's throw away from the beautiful Torrington commons and valley with the river Torridge sat below. The some 365 acres of countryside allows for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth. You are only a few minutes' walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

Don't miss out on the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the beauty of this lovely Devonshire home.

The vendor informs us that the property is thought to be constructed of stone under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

**Heating: Gas combi boiler (Installed 2023).**

**Mains water - Mains electric - Mains drainage - Landline telephone.**

**Broadband coverage: Ultrafast available, up to 300mbps download speed (information taken from Ofcom checker).**

**Mobile phone coverage: Available onsite, indoor limited and outdoor likely (see Ofcom checker for further information).**

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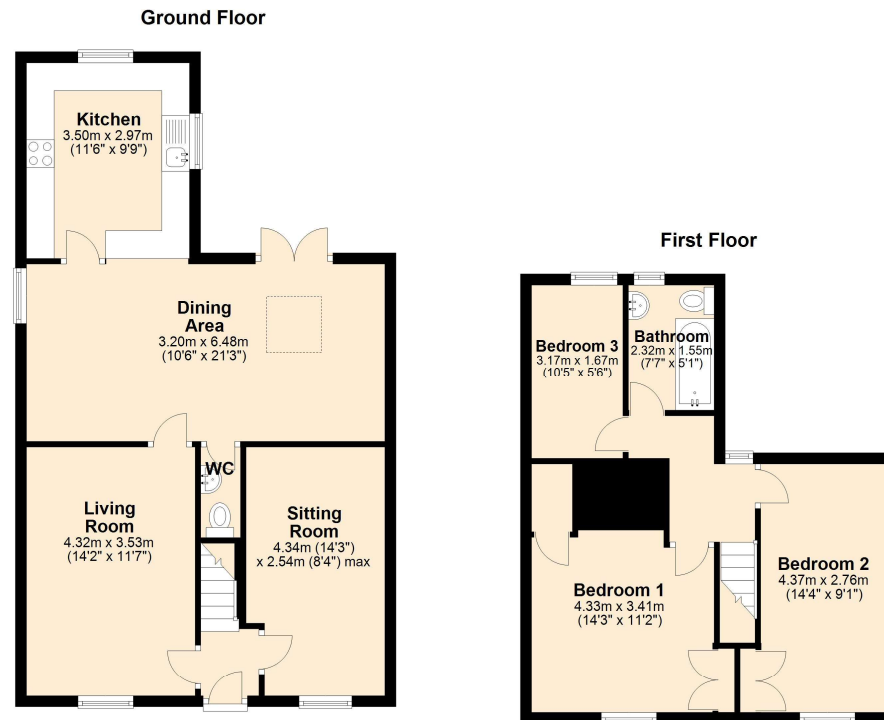


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## Floorplan



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington proceed along the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Continue to the bottom of the hill passing where the Old Dairy used to be and then take the left hand turn into Mill Street. Continue along Mill Street, where the property will be found after a short distance on your left hand side with For Sale sign and number plate 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 to be negotiated. 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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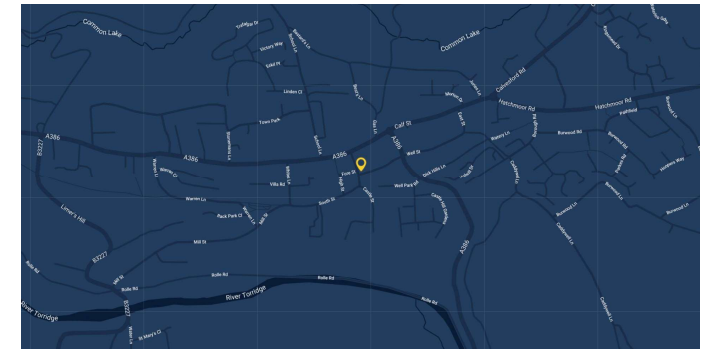
Have a property to sell or let?

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  
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quote and mortgage advice.



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