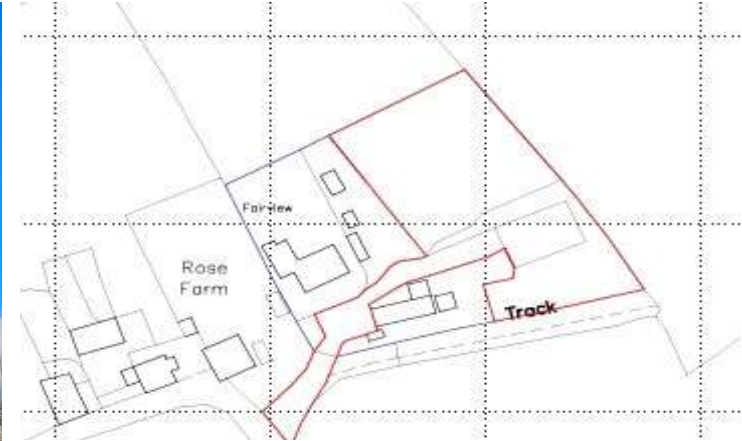


Bungalow Plot
Latch Lane
Langtree
Torrington
Devon
EX38 8NQ

Asking Price: £150,000 Freehold

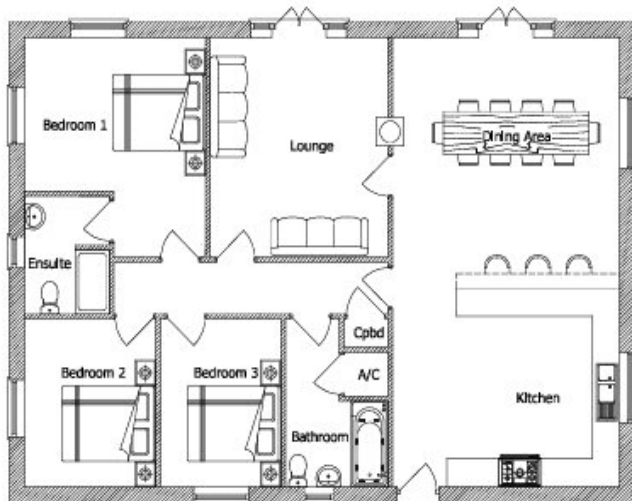
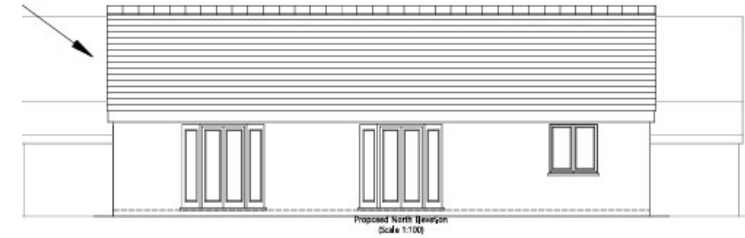
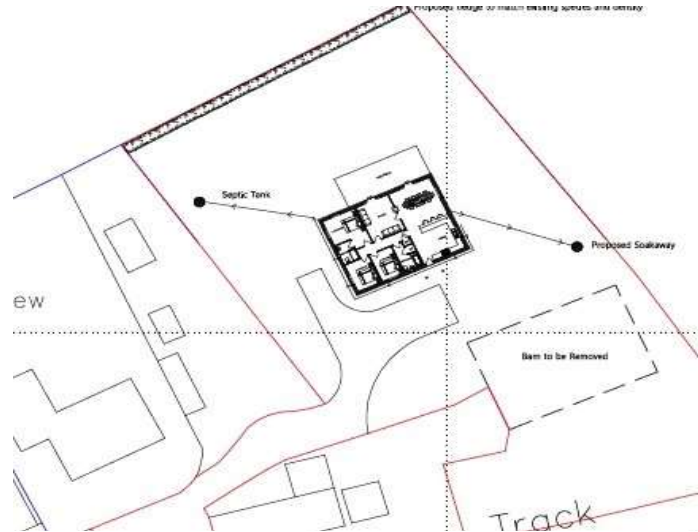


Changing Lifestyles

01805 624 426
torrington@boproperty.com

Bungalow Plot, Latch Lane, Langtree, Torrington, Devon, EX38 8NQ

- Planning for a three bedroom detached bungalow granted
- Stunning edge of village location
- Far reaching countryside views
- Plot approaching 3/4 acre
- EPC: Exempt
- Council Tax Band: N/A



Planning has been granted (1/0042/2023/FUL) to build a three bedroom detached bungalow within a stunning plot approaching 3/4 acre on the edge of the popular village of Langtree. This unique site is pleasantly situated and surrounded by countryside on three sides. On a clear day you have a fantastic view across to Exmoor National Park in the distance.

This is your ideal chance to build your dream home in a beautiful rural setting.

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Bungalow Plot, Latch Lane, Langtree, Torrington, Devon, EX38 8NQ

Langtree is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a two mile drive you can find yourself enjoying the locally renowned 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. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.

Contact us today to arrange a viewing and experience the peaceful ambiance of this delightful home in the heart of the village.



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 more information or to arrange an accompanied viewing on this property.

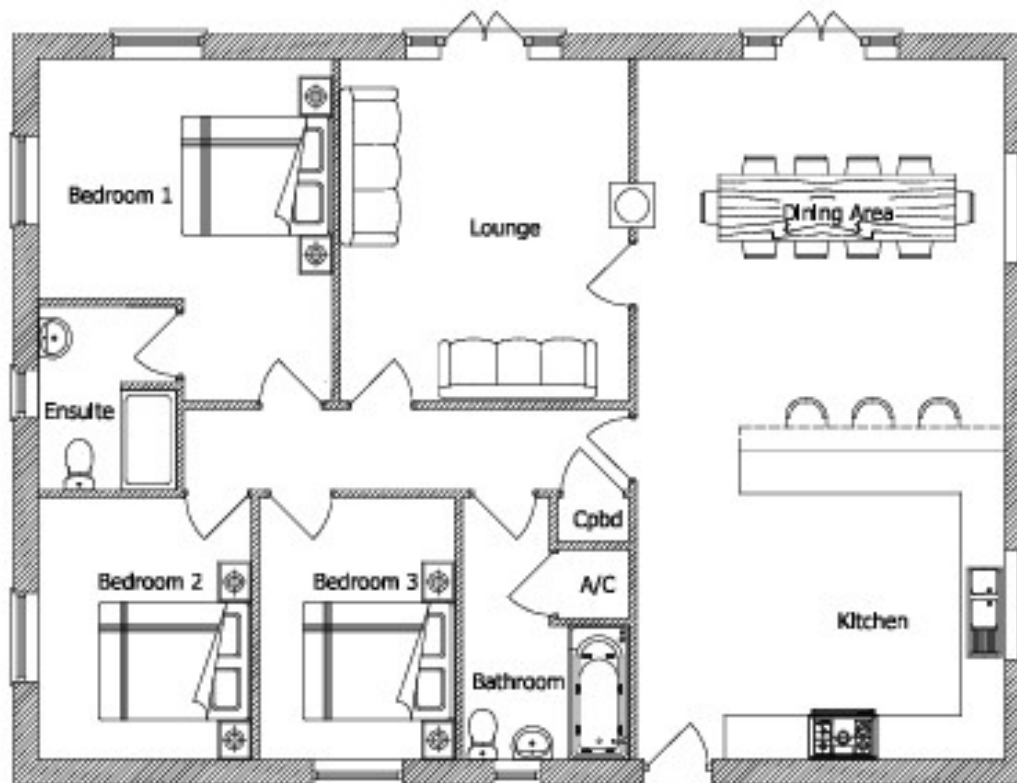
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Bungalow Plot, Latch Lane, Langtree, Torrington, Devon, EX38 8NQ



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 then past Church Lane. Continue for a short distance and turn right on to Latch Lane with a sign post indicating a bridleway. Continue on the track taking the right hand fork to where the plot can be located.

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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