

BROAD PARK

FRITHELSTOCK | TORRINGTON | EX38 8JJ



£675,000

Freehold

- Rarely Available Four Bedroom Detached Cottage
- Four Double Bedrooms & Four Bathrooms
- Kitchen/Bfast, Dining Room, Snug, Lounge
- Spectacular Rural Views & Solar Panels
- Two Garages & Multiple Outbuildings
- Driveway Parking for Multiple Vehicles
- Stands in Approximately 1 Acre Plot
- Dates Back to 1660 Traditional COB Built



In Brief

The home features four bedrooms, including a spacious primary bedroom of 18.0 m², and three well-appointed bathrooms. The ground floor boasts an inviting entrance hall with feature exposed stonework with staircase lead to the upper level, adding to the home's character. The heart of the home is a spacious kitchen-breakfast room with modern style units and a large range cooker, the room's tiled backsplash and beamed ceiling contribute to its rustic charm. Adjacent to this the living room has a stone fireplace and French doors leading to an outdoor patio with encompassing views across the countryside. The dining room also has panoramic views of the surrounding fields and a comfortable living area which in turn follows through to the snug. On the first floor there are Four Bedrooms two of which are ensuite plus a family shower room whilst on the ground floor there is another shower room. The current owners have sought and received planning permission to convert the outbuilding adjacent to the property and connect it to the main house using a glass roof details of which are fully available on request. The solar panels on the roof are linked to a 13KW battery pack supplying a very effective domestic energy solution which will be included with the sale price. This home successfully combines practical living spaces with charming period features. Its location offers a perfect retreat for those seeking a peaceful country lifestyle.

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KEY FACTS

TENURE: Freehold

COUNCIL TAX BAND: 'E'

EPC RATING: 'D'



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Broad Park

Approximate Gross Internal Area = 2313 sq ft / 214.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 8 sq ft / 0.8 sq m

Garage = 560 sq ft / 52 sq m

Workshop / Utility = 139 sq ft / 12.9 sq m

Total = 3020 sq ft / 280.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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