



32 Fore Street, Langtree, Torrington, EX38 8NG

Asking Price £244,950

- Charming Character Cottage
- Spacious Accommodation Throughout
- Downstairs WC
- Off-Road Parking
- NO CHAIN!
- Popular Village Location
- Cosy Log Burner
- Private Rear Garden
- Modern Kitchen and Bathroom Suite

32 Fore Street, Torrington EX38 8NG

Welcome to Huddle Cottage, this charming characterful home sits within the ever popular village of Langtree and boasts an array of attractive features, while maintaining the perfect balance of character and contemporary style living. The home offers two generous double bedrooms and spacious accommodation throughout, with a well appointed bathroom suite and a modern well-fitted kitchen, and of course a cosy log burner in the lounge. To the rear is a very private and well-maintained garden, with easy access to the off-road parking space. Huddle cottage would make the ideal first time buy, buy-to-let investment or holiday escape. Currently available with no onward chain.



Council Tax Band: A



Ground Floor

Entrance Hallway

Welcomes you into the home

Lounge

14'4" x 11'5"

A cosy yet spacious room with a large window flooding the room with natural light and a cosy log burner.

Dining Room

10'7" x 9'6"

Providing access into the kitchen and housing a charming inset AGA, the dining room offers ample space for a dining table and chairs.

Kitchen

11'6" x 6'0"

The kitchen has been recently fitted with a range of modern, matching hand and eye level units. There is an electric oven with hob and extractor over, a ceramic sink with drainer, fridge/freezer and room for a dishwasher and white goods. The kitchen also provides access into the rear garden.

WC

Equipped with a low level WC and hand wash basin

First Floor

Bedroom One

15'10" x 8'9"

A generously sized double bedroom with stunning views over the countryside.

Bedroom Two

12'4" x 8'0"

A further good sized double bedrooms, also with lovely countryside views.

Bathroom

8'9" x 4'11"

A modern three piece suite comprising a bath and shower over, with rain shower head and handheld attachment, low level WC and hand wash basin with vanity unit below for additional storage.

Outside

To the front of the property is a small garden area laid with chippings and mature shrubs. The rear of the property can also be accessed via a driveway laid with chippings, leading to the allocated off-road parking area. There is a wooden gate leading into the well maintained and very private rear garden, mostly laid with lawn and bordered with a wooden fence and mature shrubs and plants. There is also a handy garden shed for additional storage.

Services

Private drainage. Oil fired central heating and mains electric.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Agents Notes

Please note that there was a new slate roof fitted to the property in 2022.





Directions

From Bideford, proceed South along the Quay towards Torrington. Continue on this road without deviation passing through Landcross and take the right hand turn signposted to Monkleigh and Frithelstock. Continue through the villages of Saltrens and Monkleigh and proceed to Frithelstockstone. Upon entering the village of Frithelstockstone, pass the village hall and take the third left into Hele Lane. Follow this road without deviation, continuing down the hill and turn right onto the B3227. Follow the road to Langtree and upon entering the village the property can be found on the main road through the village on your right hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

