



Exclusive Homes





Shepherds View

St Giles In the Wood, Torrington, Devon, EX38 7JU

Offers In The Region Of £1,100,000

Situated in a quiet rural setting amongst rolling countryside with stunning views towards Dartmoor, this beautiful 3 bedroom detached barn conversion sits within a plot of approximately 1.37 acres of landscaped gardens together with large double garage benefiting from accommodation over and multi-use 14m x 7.2m stables & tack room.



Shepherds View is a delightful barn conversion, set in an idyllic rural location with beautiful grounds & gardens extending to approximately 1.37 acres. The original building is believed to have been a shippon, dating back approximately 150 years and in recent years has been subject of numerous improvements by the current owners, now offering over 2000sq ft of superbly presented accommodation, the majority of which being on the ground floor.

Approached via electric entrance gates, a long private driveway leads onto a brick paved parking area with the modern stable block and double garage to either side, continuing onto the property via a second set of wooden gates.

Once inside, the well proportioned accommodation offers a tasteful blend of new meets old, with the improvements being undertaken in a sympathetic fashion including tasteful décor with a mix of quality floor coverings and oak internal doors.

The modern kitchen is equipped with a range of integrated appliances and a centre island making this a great social space which flows through to both the spacious conservatory and the large lounge with feature multi fuel burning stove and the round house addition, providing a stunning spot to enjoy the wonderful vistas whilst French doors provide access onto the garden.

3 good sized double bedrooms each have the benefit of well appointed en-suite facilities – the master bedroom in particular is a great space with a feature vaulted ceiling and Devon tiled flooring together with a spacious & stylish shower room and useful laundry/utility room.











Outside Space

Beautiful landscaped gardens surround the property on three sides and enjoy a great deal of privacy and seclusion with numerous vantage points taking in the stunning views of the surrounding countryside. Sweeping, undulating lawns will be found populated with numerous mature trees & bushes whilst a series of patio areas, covered & uncovered, provide plentiful seating & entertaining spaces.

An ornamental fish pond is home to a collection of coy carp whilst raised beds and stone chippings provide attractive formal gardens to the front of the property.

Additionally there is a further area of garden beyond the stables – most recently used as a secure enclosed area for the dog kennels - which could be utilized for vegetable plots, fruit cages or a chicken run, or simply to be enjoyed in addition to the rest of the wonderful outside space.

Double Garage & Stables

The large double garage is a great addition whether used purely for housing vehicles or as a workshop space. There is also great scope for those seeking space for dual occupancy or a possible additional income by way of Airbnb, with a kitchenette and shower room on the ground floor together with two first floor rooms, ideal for a bedroom & living room with the latter benefiting from a wood burner. Equally, this presents an ideal space for those seeking to work from home.

A modern purpose built 14m x 7m (max) stable block benefiting from power & light and having only ever been used as dog kennels, comprises 3 individual good sized stables with a large tack room and covered veranda to the front.

Lifestyle Opportunity

In recent years the current owners have successfully run a highly reputable dog boarding kennels and whilst we are selling Shepherds View as a residential dwelling, further information could be obtained if a potential buyer was interested in running something similar.







Location

St Giles in the Wood lies 2.5 miles from Great Torrington with the town predominantly served by independently owned businesses, but also has a Co-Op just off the Square and a Lidl's supermarket on the western edge of town. Torrington is surrounded by 365 acres of common land and has easy access to the Tarka Trail, which itself links with other long distance cycle and pedestrian routes. The Plough arts centre is a thriving hub of all things cultural in Torrington and RHS Rosemoor lies only a couple of miles to the south east of the town.

There is also an internationally-renowned glass maker in the town: Dartington Crystal. The shops in the Pannier Market are mostly open during the week, with a general market on Thursdays, Fridays and Saturdays. The larger town of Bideford is around 6 miles further distant and this offers a wider range of outlets and services whilst Barnstaple, the regional centre of North Devon is approximately 12 miles distance.

The picturesque North Devon coastline at Westward Ho! is approximately 11 miles distant with a long sandy beach and pebble ridge and is home to England's oldest golf course, The Royal North Devon. The motorway network at Junction 27 of the M5 is within an hour's drive.

Need To Know

- Mains Electricity & Water
- Oil Fired Central Heating
- Private Septic Tank Drainage
- Local Authority - Torridge District Council
- Council Tax Band £2691.31 per annum
- Energy Performance Certificate (EPC) – E: 44

Directions

There are several routes to Shepherds View depending on the starting point. We advise using What3Words for the most accurate directions.

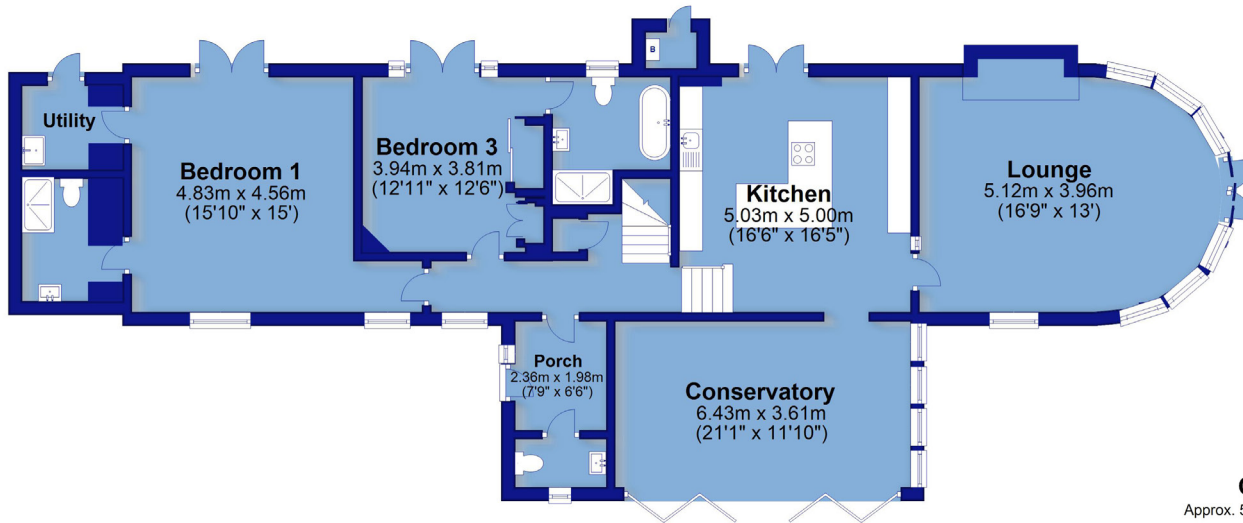
Travelling on the B3227, at the crossroads take the turning signposted for Roborough and continue on this road for approximately 1 mile, passing through Sherwood Green. After a short distance, turn right and continue along this road where the gated entrance to Shepherds View will be seen on the left hand side.



Staging. Engraving. Native

Shepherds View

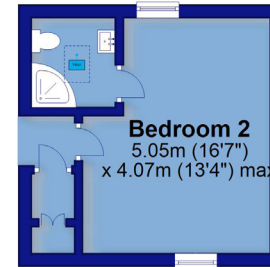
Approx. 165.1 sq. metres (1777.3 sq. feet)



Total area: approx. 191.8 sq. metres (2064.7 sq. feet)

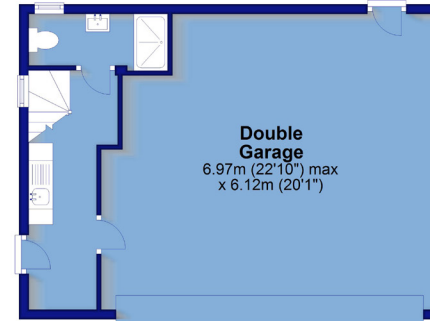
First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



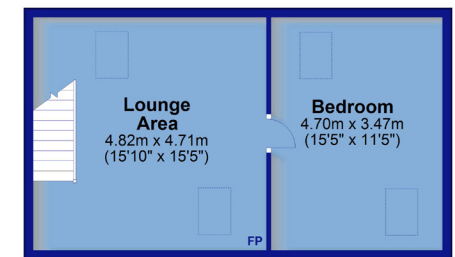
Ground Floor

Approx. 51.9 sq. metres (558.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 sq. feet)

Total Area Approx. 284.5 Sq. Metres (3062 Sq. Feet) Including Garage

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