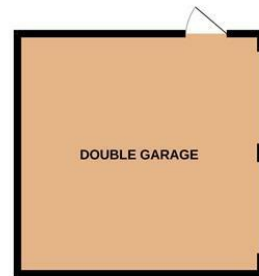


GROUND FLOOR
1443 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



MOOR VIEW, TORRINGTON, EX38 7JA

TOTAL FLOOR AREA : 2075 sq.ft. (192.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Bed House - Detached

Moor View High Bullen, Torrington, EX38 7JA

Offers In Excess Of

£585,000

- Impressive 4 Bedroom Detached Home
- Immaculately Presented Throughout
- Master Bedroom With Ensuite & Balcony
- Remainder 6 Year PCC Warranty
- Far-Reaching Views Towards Dartmoor
- Open-Plan Kitchen/Family Room
- South-Facing Garden Backing Onto Fields
- Spacious & Adaptable Accommodation
- Comfortable Living Space
- Ample Parking & Large Double Garage

Directions

From Torrington, head East on Calf Street and at the mini-roundabout onto Hatchmoor Road. Continue on the B3227 for approximately 2 miles to the hamlet of High Bullen. Continue a short distance, passing the turn for St Giles In The Wood and the property will be found on the right hand side. The access is found immediately after the High Bullen garage (crossing the forecourt) and marked with a nameplate.

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Hallway

Kitchen/Diner

6.15m x 4.07m max (20'2" x 13'4" max)

Breakfast Area

3.45m x 1.69m (11'3" x 5'6")

Lounge

5.51m x 3.78m (18'0" x 12'4")

Utility

Cloakroom

Bedroom 2

3.95m x 3.78m (12'11" x 12'4")

En-suite

Bedroom 3

3.97m x 3.59m max (13'0" x 11'9" max)

Bedroom 1

4.79m x 3.77m max (15'8" x 12'4" max)

En-suite

2.25m x 2.02m (7'4" x 6'7")

Bedroom 4

5.50m x 2.90m (18'0" x 9'6")

Bathroom

3.06m x 2.70m max (10'0" x 8'10" max)

Outside

Double Garage

5.86m x 5.78m (19'2" x 18'11")

Overview

In brief, this impressive residence opens to an inviting hallway that welcomes you into the home, with stairs to the first floor and convenient cloakroom.

The main living accommodation is found at the rear and boasts a sunny, South-facing aspect flooding the home with a wealth of natural light. The kitchen/diner/family room is well-fitted and further enhanced by a delightful breakfast area, along with the generous separate lounge, both overlooking the garden with bi-fold doors. In addition, off the kitchen there is a useful utility/boot room.

The ground floor also offers two double bedrooms, with the largest enjoying a well-fitted ensuite shower.

Stairs rising to the first floor landing open to a spacious master bedroom with built-in wardrobes, ensuite shower and balcony enjoying the fine views, a further double bedroom and a well-fitted family bathroom.

Outside, the property is approached by a large brick-paved driveway leading to the spacious double garage/workshop. The generous rear garden is a real feature of the home with a large level lawn and enjoying a sunny, South-facing aspect. Backing onto fields, there are far-reaching views towards Dartmoor in the distance.

Outside

SERVICES: Mains Electricity & Water connected. Oil-fired central heating (underfloor ground floor), Solar Panels & Septic Tank drainage.

EPC: C

TENURE: Freehold

COUNCIL TAX: Band E

LOCAL AUTHORITY: Torridge District Council

Services

Type your text here

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

