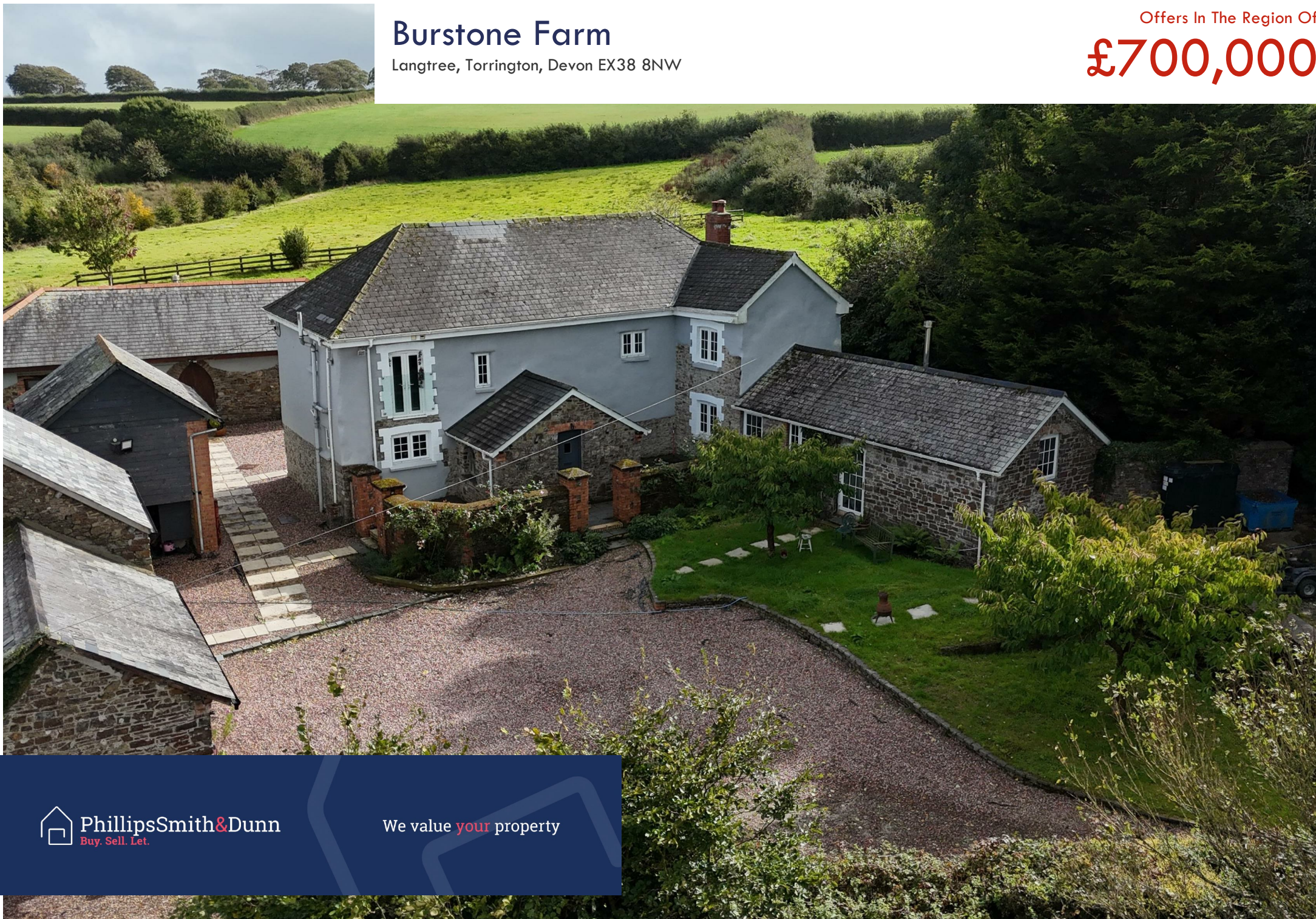


# Burstone Farm

Langtree, Torrington, Devon EX38 8NW

Offers In The Region Of

£700,000



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# Five-Bedroom Farmhouse With Annexe And Outbuildings Set In 1.7 Acres

Burstone Farm, Langtree, Torrington, Devon EX38 8NW



Burstone Farm is one of those rare homes that seldom comes to market - a detached period farmhouse of stone construction beneath a slate roof, steeped in character yet offering modern versatility. Tucked away at the end of a private track, the property enjoys splendid countryside views from every angle, while still being within walking distance of Langtree village.

Set in approximately 1.7 acres, the property provides both a welcoming family home and exciting scope for further development.

Alongside the farmhouse, there is a range of traditional stone outbuildings and a detached barn, now transformed into a versatile space with its own fitted kitchen, shower room, and two reception rooms with a wood burner - perfect as a studio, home office, guest suite, or potential holiday let/annexe (subject to planning).

The farmhouse itself offers spacious and flexible accommodation arranged over two floors. On the ground floor, a welcoming entrance hall with slate flooring leads to a shower room with WC.

The heart of the home is the kitchen/breakfast room, featuring farmhouse-style fitted units, solid worktops, a Belfast sink, and a Rangemaster stove.

The expansive sitting/dining room is a true highlight, with French doors opening to the south-facing terrace and deck. From here, stairs rise to the first floor, and there is also access to a potential annexe area comprising an office, fitted kitchen/breakfast room, and double bedroom.

Upstairs, there are four generous double bedrooms plus a contemporary family bathroom with Juliet balcony, making the most of the stunning countryside outlook.

Approached via a long-gravelled driveway (initially shared with one neighbouring property), the home opens onto a large stone-chipped parking area with space for several vehicles.

The grounds extend to around 1.7 acres and are thoughtfully laid out to include a sweeping lawn, a vegetable plot, a small orchard, and even a wooded area - all perfectly complemented by the south-facing rear terrace and deck for outdoor entertaining.

The gardens are designed to be both practical and beautiful, offering a wonderful setting for family life, gardening enthusiasts, or those simply seeking peace and quiet in nature.

The property is set just outside Langtree, a friendly village with local facilities including a primary school, church, and active village hall only two miles away.

Nearby Great Torrington offers a wider selection of amenities and attractions such as Dartington Crystal, RHS Rosemoor Gardens, the Tarka Trail, and a golf course. The historic port town of Bideford provides further shopping, leisure, and schooling options, while the North Devon coast, including the sandy beaches of Westward Ho! and Bude - is within easy reach for days out.

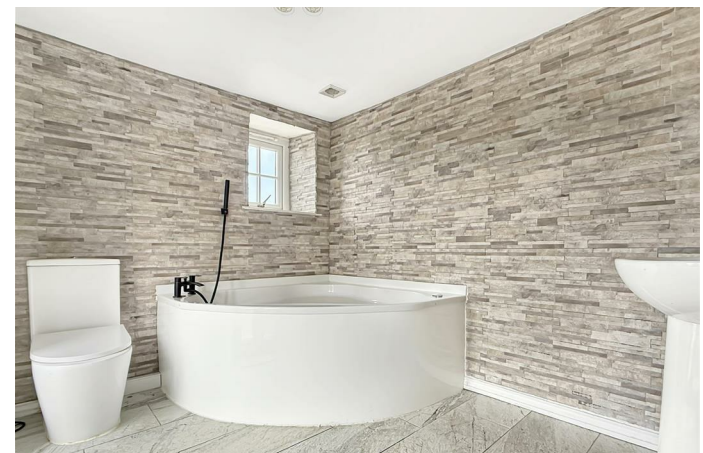
For walkers and outdoor lovers, the South West Coast Path and Dartmoor National Park are both accessible, offering endless opportunities to explore North Devon's dramatic landscapes. Travel connections are also convenient, with Barnstaple railway station linking to Exeter and the national rail network, and the A39/A361 providing direct road routes to Exeter, the M5, and beyond.

## VIEWING

By appointment through our

**Phillips, Smith & Dunn Bideford office- 01237 879797**





## Services

Mains water and electricity  
Oil-fired central heating  
Private drainage  
Airband Broadband is available

Burstone Farm is offered to the market with no onward chain, presenting a rare opportunity to acquire a period farmhouse with land, barns, and breathtaking views in a highly desirable semi-rural setting.



## DIRECTIONS

From Bideford Quay, head out on the A386 towards Great Torrington and continue through Landcross, before turning right onto the A388 towards Holsworthy. Follow the A388 through Saltrens, Monkleigh, and Frithelstock Stone, then at the T-junction in Stibb Cross turn left. Continue into Langtree village, passing the Green Dragon pub on your right, and take the immediate right-hand turning just after the pub. Follow this lane for around half a mile and you'll find Burstone Farm on the left-hand side.



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**Ground Floor**



**First Floor**



**Barn**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox