



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



6 Bed House

Burstone Farm Langtree, Torrington, EX38 8NW

Guide Price

£925,000

- Large Period Farmhouse
- Set in 4.79 Acres (1.93 ha)
- With Annexe, Barns & Orchard
- Wrap Around Gardens
- Private Setting Only 1 Near Neighbour
- Fantastic Views
- Driveway & Parking
- No Onward Chain

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

Call 01237 879797
or email bideford@phillipsland.com

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.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Overview

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 4.79 acres (1.93 ha) 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.

Services

Type your text here

Council Tax band

F

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

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.

Room list:

Kitchen/Breakfast Room
4.93 x 3.56 (16'2" x 11'8")

Lounge/Diner
8.28 x 4.83 (27'1" x 15'10")

Office
3.10 x 2.67 (10'2" x 8'9")

Annexe kitchen
3.48 x 3.02 (11'5" x 9'10")

Annexe Bedroom
4.88 x 3.07 (16'0" x 10'0")

Bedroom 1
4.32 x 3.81 (14'2" x 12'5")

Bedroom 2
4.06 x 3.20 (13'3" x 10'5")

Bedroom 3
3.73 x 2.59 (12'2" x 8'5")

Bedroom 4
3.12 x 2.69 (10'2" x 8'9")

Barn kitchen
3.23 x 3.24 (10'7" x 10'7")

