



Highcleave



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Little Torrington, Torrington, EX38 8PS

Torrington 2 mile, Bideford 7.7 miles, Westward Ho!/beach 10.5 miles, Barnstaple/A361 14 miles. Exeter 35 miles.

A highly versatile detached property with an attached self-contained annexe located in a peaceful, private and rural village of Little Torrington.

- Three bedrooms with one bedroom Annex
- Private and secluded gardens
- Driveway parking and garage
- Suitable for dual occupation
- Village location
- No chain
- Freehold
- Council tax band D

Offers In The Region Of £475,000

SITUATION

The property is located in the quiet rural village of Little Torrington, on the fringes of the historic town of Great Torrington which is surrounded on three sides by 'The Commons', over 360 acres of common ground, ideal for walking and nature. The town itself has an excellent range of amenities including a bank, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and two supermarkets. There are also a range of tourist attractions and leisure pursuits including the Tarka Trail, RHS Rosemoor Gardens and Dartington Crystal. Bideford is approximately a 15 minute drive and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There are beaches and coastal villages within approximately a 25 minute drive including Instow village and Westward Ho!, which offers a range of amenities, restaurants and a three mile long beach.

DESCRIPTION

Highcleave is a highly versatile, detached property with an attached self-contained annexe located in a peaceful, private and rural setting surrounded by rolling farmland in the pretty village of Little Torrington. The property is spacious, light and airy with the accommodation arranged over two floors. Externally the property sits in very private and generous-sized gardens while also benefitting from ample parking and a single garage.



ACCOMMODATION

Front porch to entrance hall with a separate cloakroom W/C, with stairs to the first floor and a useful understairs storage cupboard. The kitchen is fitted with a range of units with work surfaces, stainless steel sink and double drainer, Baumatic cooker with electric double oven, five burner LPG gas hob and extractor hood over, integral fridge, dishwasher, breakfast bar area, and a useful shelved larder. A door leads into the utility room that is fitted with a matching range of wall and floor units with work surfaces, stainless steel sink with drainer and mixer tap and plumbing for washing machine. Door to front garden and garage. The sitting room is a wonderful dual aspect room having a coal-effect LPG fire, patio doors to the garden and a wide opening that leads into the dining room with windows to the garden. On the ground floor there are two double bedrooms with one that has a lockable door into the annexe, this room could also be incorporated into the annex to make a further bedroom. Further to this floor is the bathroom that comprises a four-piece suite including a panelled bath, corner shower cubicle, hand basin and W/C.

On the first floor is the master bedroom suite having a fitted double wardrobe and enjoying fine views over the garden, church and countryside. A door leads into a storage room that could be converted into a dressing room, en-suite or hobbies/study room. The bathroom comprises five-piece suite with panelled bath, a wash hand basin with cupboards underneath, corner shower, WC and bidet. Also, on this floor is a useful Study area and storage in the eaves.

The annexe has a dual aspect living room, a fitted kitchen with a range of units, work surfaces, stainless steel sink, electric cooker with four ring electric hob and extractor hood. Space and plumbing for washing machine, breakfast bar area, space for fridge freezer. Door to the garden and stairs lead to the first floor that has a lovely double bedroom with fitted wardrobes and a bathroom that comprises a three-piece suite.

OUTSIDE

The property is accessed via a stone walled entrance with wooden five bar gate. There is a spacious driveway with a single garage and parking for a number of vehicles, motorhome, boat etc.

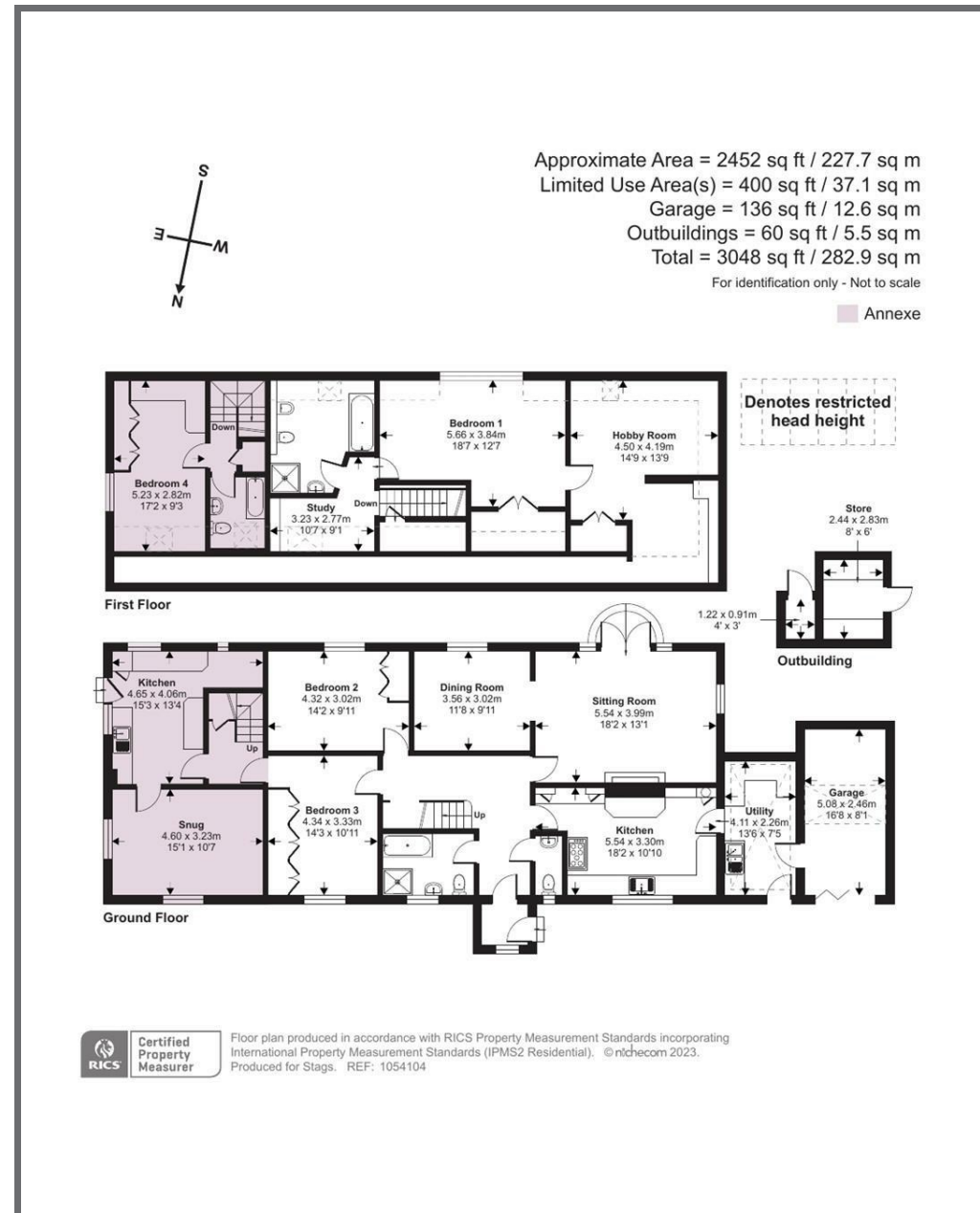
The gardens to the property are delightful and have been a labour of love for the previous owner which surround the property giving a real sense of privacy and seclusion. The gardens are mainly laid to lawn and surrounded by an assortment of mature trees, shrubs and plants. There is a stone outbuilding, feature pond and private south-facing patios, ideal for outdoor dining. Workshop/shed with power and light connected.

SERVICES

Mains water, electric and drainage. Oil central heating.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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