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Tufters Lodge



Great Torrington 5 miles, Bideford and Barnstaple 9 miles

A detached bungalow, situated on a no through private road on the outskirts of the village and enjoying fine countryside views.

- Detached bungalow
- Three bedrooms, three bathrooms
- Generous garden
- Parking and garage
- Useful outbuilding
- Great countryside views
- No chain
- Local Occupancy Condition
- Council tax band D
- Freehold

Guide Price £400,000

### SITUATION

Located just outside the centre of the pretty Devonshire village of Yarnscombe with a friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church. There are a number of nearby pleasant walks to enjoy in the surrounding North Devon countryside and situated within easy driving distance of the coast. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.

From Barnstaple, there are links via the A361 which connects to the motorway network and Tiverton Parkway station at junction 27 of the M5. The local rail line at Umberleigh around 4 miles away has direct access to the Cathedral City of Exeter with mainline rail links, University and international airport.

### DESCRIPTION

An opportunity to acquire a detached bungalow, situated on a private no-through road on the outskirts of the village. This individual home sits within a generous plot with fine countryside views. Although needing updating throughout, the accommodation is spacious and includes a kitchen/dining room, sitting room with wood burner, conservatory, utility room, family bathroom and three double bedrooms, two of which include en-suite shower rooms. Externally, there is a sizable frontage with gravelled area for seating, driveway with parking and single garage. At the rear is an enclosed garden and detached

outbuilding with fitted kitchenette and shower room, this has previously been used for a dog grooming business but could be adapted to suit as a studio, home office, workshop or annex (subject to planning). The property has also great potential to be extended either by creating additional space into the roof, or extending the footprint of the property, subject to planning, and would make a perfect family home or active retirement property. No onward chain. The accommodation with approximate dimensions is more clearly identified on the accompanying floorplan.

### SERVICES

Private water. Mains electricity and drainage. New central heating system required. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

### AGENT NOTE

Tufters Lodge is subject to a Local Occupancy Condition (LOC) as follows:

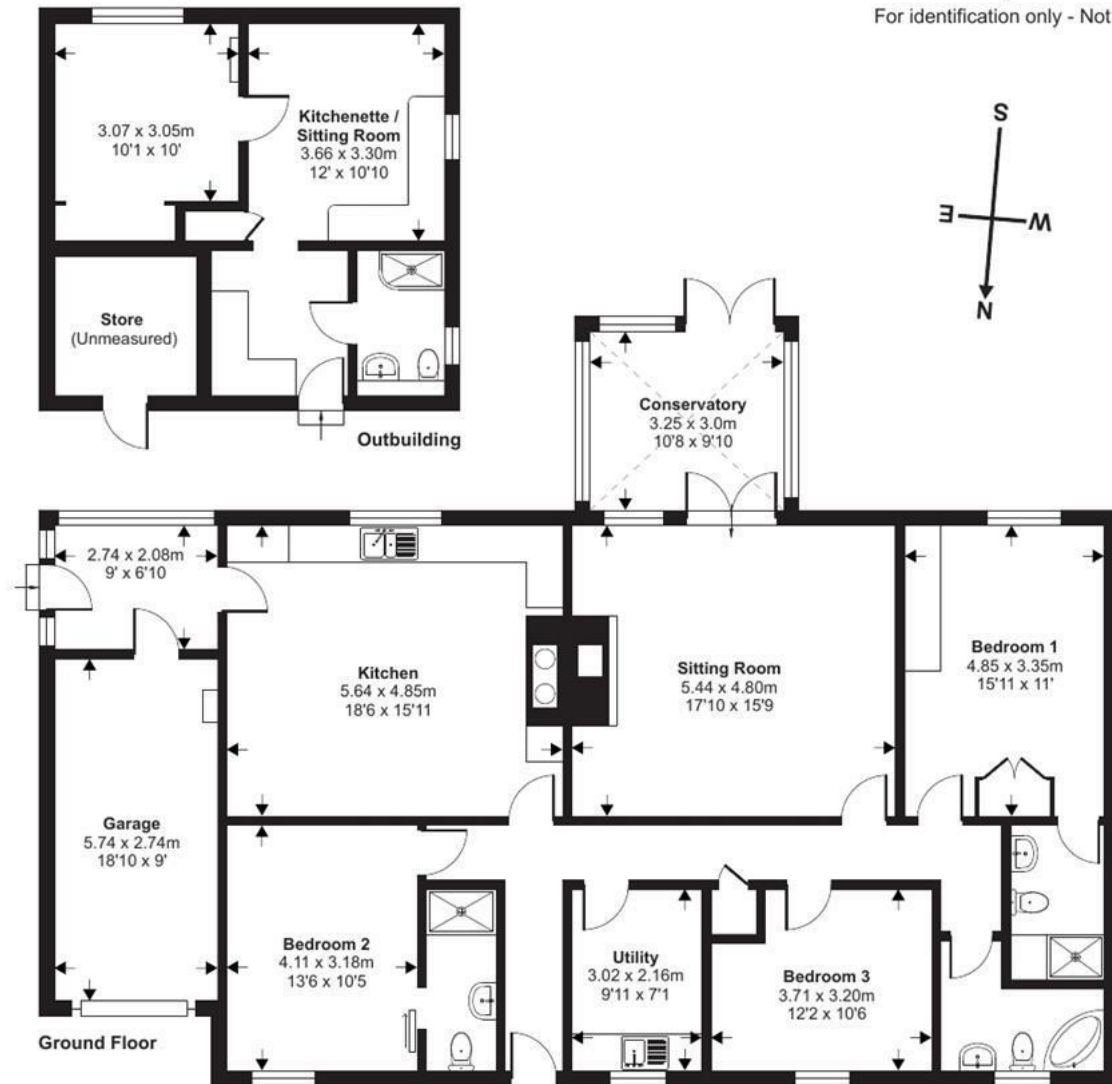
- a) a minimum continuous residence by an applicant of 5 years in the parish immediately prior to the application being made; or
- b) residence by an applicant in the parish for 5 years within the previous 10 years of the application being made; or
- c) where one or both parents or guardians of the applicant have resided in the parish for a minimum period of 10 years prior to the application being made; or
- d) where an applicant has had continuous employment in the parish for the past 5 years prior to the application being made.

If you are unsure if you comply with this condition, please contact Torrington District Council for any further information.



Approximate Area = 1629 sq ft / 151.3 sq m  
 Outbuilding = 367 sq ft / 34 sq m (excludes store)  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 2166 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1074956

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		Current	Potential
(92-100) A	(81-91) B		76
(69-80) C	(55-68) D	52	
(49-68) E	(35-54) F		
(13-48) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/1/EC	

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