



3 River Walk





# 3 River Walk

Limers Hill, Torrington, EX38 8AX

Torrington centre walking distance, Bideford 7 miles, Westward Ho!/beach 10 miles, Barnstaple/A361 13 miles. Exeter 35

A stunning detached family home offering approximately 1500 square feet of accommodation, south-facing garden and detached double garage.

- Constructed in 2022
- 3 Bathrooms
- South facing garden
- Freehold
- 4 Double bedrooms
- Stunning open plan Kitchen/dining/sitting room
- Double garage
- Council tax band E

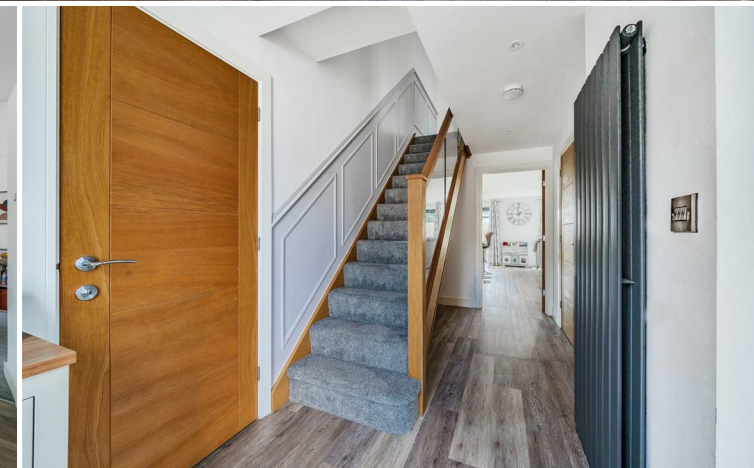
Offers In Excess Of £550,000

## SITUATION

Nestled in Limers Hill, the property has access to the wonderful Torrington Commons and its 365 acres of beautiful countryside and river walks. You are also in close proximity to the pretty market town of Great Torrington and the locally renowned Tarka Trail. The town itself has an excellent range of amenities including banks, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and a supermarket. 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 10-15-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 three supermarkets. There are beaches and coastal villages within approximately a 25 minutes drive including Instow village and Westward Ho!, which offers a range of amenities, restaurants and a three mile long beach.

## DESCRIPTION

3 River Walk is an individual detached property constructed in 2022 and offers approximately 1500 square feet of high-quality accommodation throughout and has been cleverly designed to maximise natural light and views of the surrounding area. The property benefits from four double bedrooms and three bathrooms and the use of quality materials and modern technology provides luxury, comfort and all the necessities you would expect from a family home. Externally the property boasts a private south facing garden, brick paved off-road parking for four cars and a detached double garage.





## ACCOMMODATION

The light and spacious entrance hall provides a storage cupboard with space for coats, boots etc and a downstairs shower room with WC and sink. From here you have access to the most impressive space of the house which is the large kitchen/dining/sitting room which makes the most of the natural light and countryside views with its double bi-fold doors allowing easy access onto the garden terrace. The high-quality kitchen comprises sleek Quartz worktops, a considerable island with pull out drawers and seating, sockets and USB port, ample soft close higher and lower units with integrated appliances including double oven, fridge/freezer, dishwasher and gas hob with extractor hood. The substantial sitting room area is very versatile with space for all living room and dining room furniture and has a stylish modern feel with direct access to the garden. On from here is the useful utility room with plumbing for white goods, built in units with quartz worktops, inset sink and door to garden.

The oak staircase with glass balustrade takes you to the first-floor landing and gives access to the four double bedrooms, with the principle benefitting from a Juliet balcony, dressing room area and a contemporary en suite. An impressive, spacious family bathroom completes the first-floor accommodation which includes a modern, freestanding 'roll top style' bath, WC, wall hung sink and double shower enclosure.

## OUTSIDE

The property is approached over a brick paved driveway providing parking space for multiple vehicles and a detached double garage with electric roller door. The gardens to the rear can be accessed from either side of the property and are of a contemporary design which cleverly complements the house, laid mainly to lawn but with the benefit of a large terrace area flowing from the kitchen/dining/sitting room enjoying views of the rolling countryside. Please note that an extra parcel of garden to the rear is included in the sale meaning the garden can be extended if desired. Please talk to the selling agent for more information.

## PROPERTY INFORMATION

Mains water, electric and gas.

Mains drainage

Gas central heating

Construction- Concrete block, timber framed with slate roof.

Aluminium windows and doors.

According to Ofcom, Superfast 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.





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
Very energy efficient - lower running costs			
(122 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

Approximate Area = 1500 sq ft / 139.3 sq m  
 Garage = 230 sq ft / 21.4 sq m  
 Total = 1730 sq ft / 160.7 sq m  
 For identification only - Not to scale

**Ground Floor**

**First Floor**

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1166480