



North Hill Cottage





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Little Torrington, Torrington, EX38 8PL

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

A five bedroom period Devon longhouse, full of character, situated in a quiet rural setting with private gardens and lovely countryside views.

- Devon Longhouse
- Period property with character features
- Owned by the same family for 65 years
- Large gardens
- Freehold
- Five Bedrooms, three bathrooms
- Idyllic location
- Off-road parking for several vehicles
- Extensively updated in recent years
- Council tax band F

Guide Price £575,000

## SITUATION

The property is located on the outskirts of 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 an even wider range of amenities including shops and retail outlet, banks, pubs, restaurants and 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 Hol, which offers a range of amenities, restaurants and a three mile long beach.





## DESCRIPTION

North Hill Cottage is a five-bedroom, two reception room Devon Longhouse offering a unique opportunity to acquire a property of genuine historic significance and enduring charm. Owned by the same family for 65 years, the home has recently undergone extensive updates by the current vendors, combining sympathetic modernisation with the preservation of its period features. Parts of the property date back to the 15th century, with an abundance of character throughout — most notably in the sitting room, where you will find a substantial hearth and two original bread ovens, believed to originate from the 1600s, which remain intact. Offering generous proportions across both reception and bedroom spaces, this is a home equally suited to relaxed family life and elegant entertaining, all within one of North Devon's most peaceful rural locations.

## ACCOMMODATION

The property offers two spacious reception rooms and five well-proportioned bedrooms, providing flexibility and space for family living. Period features are showcased throughout, from exposed timbers and stonework to deep-set windows and original fireplaces. The principal sitting room, complete with a striking hearth and twin bread ovens, evokes a sense of warmth and tradition, while recent updates ensure modern comfort without compromising on authenticity. The layout flows naturally, allowing for both privacy and sociable living, ideal for multi-generational families or those seeking a characterful countryside retreat.

## OUTSIDE

Approached via a shared private driveway, the property enjoys a delightfully private position, set well back from passing traffic and surrounded by open countryside. There is ample off-road parking for several vehicles, while the extensive lawned gardens provide a peaceful, green sanctuary with plenty of space for outdoor living. A couple of stone-built outbuildings complement the property, offering excellent storage spaces for bikes, tools etc. The entire plot which amounts to around 0.36 of an Acre, exudes a sense of tranquillity and privacy.

## PROPERTY INFORMATION

Oil fired central heating.

Mains water and electric.

Private drainage (septic tank). This has not been surveyed to confirm if it is compliant with modern regulations.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

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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.



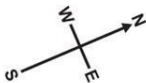
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

Approximate Area = 2247 sq ft / 208.7 sq m  
Outbuildings = 84 sq ft / 7.8 sq m  
Total = 2331 sq ft / 216.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1280402