Woodside

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Peters Marland, Torrington, EX38 8QF

Great Torrington 5 miles Bideford 11 miles Barnstaple 16.5 miles

A beautifully presented four-bedroom countryside home, combining a modern interior with generous gardens and surrounding woodland.

- 4 Bedrooms
- 2 Reception Rooms
- Beautifully Modernised Throughout
- Utility / Boot Room
- Freehold
- Approx. 3.5 Acres
- Paddock & Gardens
- Large Barn & Garages
- No Onward Chain
- Council Tax Band 'E'

Guide Price £665,000

Situation

Woodside enjoys a particularly private and peaceful position in Peters Marland, set amidst the rolling North Devon countryside and surrounded by attractive farmland and woodland. Steeped in history and centred around the Grade I Listed Church of St Peter, the parish offers an idyllic rural lifestyle, with a network of public footpaths and bridleways providing excellent opportunities to enjoy the surrounding countryside.

The historic market town of Great Torrington, approximately 8 miles away, offers a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, pubs, schools, leisure facilities, the renowned Pannier Market and the Plough Arts Centre. Holsworthy, approximately 9.5 miles away, provides further shopping and educational facilities, while Bideford, around 13.5 miles away, offers an extensive range of retail, commercial and recreational amenities. The beautiful North Devon coastline is also within easy reach, with the sandy beaches of Westward Ho!, Instow and Appledore offering coastal walks, water sports and a variety of pubs and restaurants.

Description

Woodside is an attractive and well-presented four bedroom detached house, set in a peaceful and private position with views over its woodland, paddock and the surrounding countryside. The property has been thoughtfully modernised and offers a beautifully-appointed kitchen & dining room, spacious triple-aspect living room, four bedrooms, an additional bedroom 5/office and two bath/shower rooms. Outside are generous gardens, a paddock of approximately 0.7 acres with orchard, wildflower meadow, raised beds and substantial barn, together with approximately 2.5 acres of mature woodland and two single garages.

Accommodation

The front door opens into the HALLWAY, with staircase rising to the first floor, useful understairs storage and doors leading to the LIVING ROOM, KITCHEN & DINING ROOM, BEDROOM 5/OFFICE and BATHROOM. The beautifully modernised KITCHEN & DINING ROOM is a particularly attractive space, with oak worktops, a breakfast bar, extensive storage, integrated dishwasher and double oven, together with underfloor heating. A large window overlooks the woodland, while double glazed doors open directly onto the patio, creating a natural connection between the kitchen and outside space. A doorway leads to the UTILITY ROOM, which is fitted with storage cupboards and worktops over with space and plumbing for white goods, together with a door leading outside. The spacious, triple-aspect LIVING ROOM enjoys plenty of natural light and has double glazed doors leading outside. The room is centred on a multi-fuel wood-burning stove and provides a generous and comfortable reception space. BEDROOM 5/OFFICE is a useful double-aspect single bedroom, currently used as an office, with built-in storage cupboard. The BATHROOM is fitted with a bath with shower over, wash basin, WC and heated towel rail, together with underfloor heating.

The staircase rises to the FIRST FLOOR and landing, with access to the four bedrooms. The spacious MASTER BEDROOM has a large window overlooking the woodland and a well-appointed EN-SUITE SHOWER ROOM, fitted with a shower, wash basin with storage beneath, WC and heated towel rail. BEDROOM 2 is a double room with a large window overlooking the paddock, together with useful eaves storage. BEDROOM 3 is also a double room, with far-reaching views across the surrounding countryside and a storage cupboard housing the hot-water cylinder. BEDROOM 4 is currently used as a dressing room and has useful eaves storage.

Garden & Paddock

The front garden is laid to lawn, with two single garages, and gates providing access to the rear gardens. One gate leads to a patio area with a useful shed, equipped with power and lighting, together with a pond with an attractive waterfall feature. Steps lead from here down into the rear garden. The south-facing rear garden is predominantly laid to lawn and is bordered by mature planting, with a neat hedge providing a natural division between the garden and paddock. A greenhouse provides useful growing space. The paddock extends to approximately 0.7 acres and currently includes a beautiful wildflower meadow, raised vegetable beds and an orchard containing apple and pear trees. A substantial barn, approximately 30' x 20', is positioned within the paddock and has a double-height interior and twin double doors, offering considerable versatility and scope for a variety of uses. The paddock also benefits from access to the road.

Woodland

Beyond the garden and paddock lies approximately 2.5 acres of mature woodland, creating a particularly secluded and peaceful setting. The woodland is accessible via several paths leading directly from the garden and paddock, as well as a further access point reached via a track from the road, approximately 50 metres from the house, which is also owned by the property. A public footpath also runs through the woodland. The woodland has a lovely natural character, with bluebells and daffodils providing seasonal colour, and offers a tranquil place to explore and enjoy the surrounding nature. A useful concrete shed/wood store is situated at the upper edge of the woodland.

Services & Additional Information

Services: Mains electric and water. Private drainage. Oil fired heating. Refurbished in 2020, rewired & replumbed. New double glazing installed in 2019.
Broadband: 'Standard' & 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Poor / Three - Good / Vodaphone - Variable (Ofcom). Please check with chosen provider.

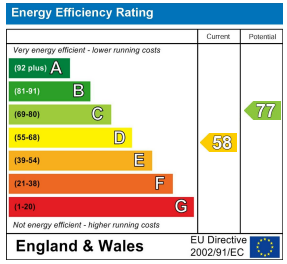
Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX38 8QF (Not to be relied upon)
What3words: ///streetcar.theme.goat
From Bideford Quay, follow the A386 towards Torrington/Okehampton. Continue for approximately 7 miles, taking the second exit at the roundabout to remain on the A386, signed 'Great Torrington/Okehampton'. Continue through Great Torrington for approximately 2.9 miles, then turn right, signed 'Peters Marland'. Continue for approximately 1.6 miles, turn right, and the property is approximately 0.5 miles on the left, with a Stags board displayed.

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.



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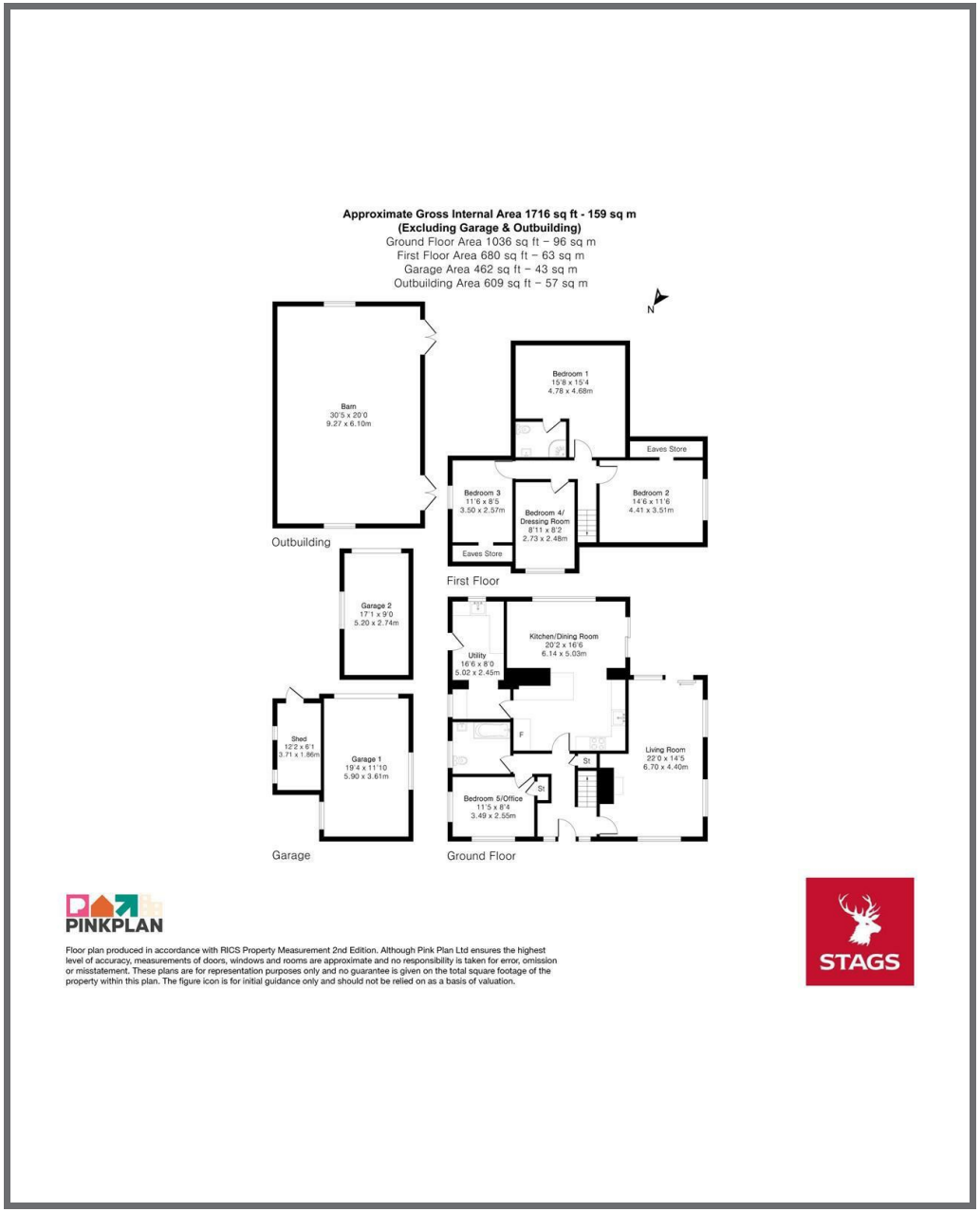
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