



**BRIGHTS**  
ESTATE AGENTS



**TWO MOORS VIEW, WITHACOTT, LANGTREE, TORRINGTON. EX38 8NL -  
GUIDE £583,000**

Remarkable detached four bed barn conversion set within a superb 0.4 acre approx. plot having far reaching views of Exmoor and Dartmoor. Offering a detached double garage, parking for numerous vehicles plus a private and safe garden environment for a family or someone looking for the peaceful rural lifestyle.



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Two Moors View is an exceptional property offering a rare package for anyone looking for the idyllic countryside property. Found not far from Langtree and Stibb Cross the property was converted in 2000 from what was once said to be one of the largest milking parlours in Devon. This rural location is a popular spot within the attractive North Devon countryside. The market town of Torrington is just 5 miles away, with its popular market and an array of pubs, shops, banks, a post office and restaurants. The town of Bideford is approximately 9 miles away and provides a wider range of shops, amenities and additional educational facilities.

**SERVICES:** Mains water, electric and private drainage. LPG fired central heating and uPVC double glazed windows. Solar Panels.

**COUNCIL TAX BAND:** E.

**TENURE:** Freehold.

**DIRECTIONS TO FIND:** From Bideford proceed south towards Torrington on the A386 turning right after approx. 2 miles at Landcross as signposted to Holsworthy on the A388. Follow this road which will take you through Villages such as Saltrens, Monkleigh, Frithelstock Stone and eventually you will come to a crossroads at Stibbs Cross. At the crossroads by the pub turn left onto the B3227. Follow the road, leaving the village and continue for approximately half a mile, taking the first turning on the left (opposite a stables) and immediately right, taking the second turning on the left into the driveway of the property.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed French doors into: **ENTRANCE HALL/UTILITY AREA/BOOT ROOM:** Working surface incorporating circular sink, tiled splashback with cupboard and plumbing for washing machine underneath. Radiator and tiled flooring. Space for American style fridge, cloaks and footwear.

**KITCHEN BREAKFAST ROOM:** 5.61m x 3.35m Max. Working surface incorporating textured single drainer sink unit with tiled splashback and large Belling range cooker with five ring induction hob and extractor above. Cupboards and drawers with matching wall units, integrated dishwasher and space for under counter fridge. Wall mounted glowworm gas fire boiler. Radiator and oak flooring. Glazed double doors into:

**LIVING ROOM/DINER:** 7.48m x 5.94m max. Large log burner with slate hearth, two radiators, fitted shelving and oak flooring. Stairs to the first floor and uPVC double glazed stable style door into the rear garden. Under stairs cupboard.

**BEDROOM ONE:** 3.95m x 3.43m Radiator and oak flooring. UPVC double glazed door to the side of the property. EN-SUITE: Large walk in fully tiled shower cubicle, low level dual flush WC and circular wash basin on counter with cupboards underneath. Chrome ladder style radiator, extractor fan, extensive wall tiling and flooring. Under floor heating.

**BEDROOM TWO/STUDY:** 3.94 x 3.91m Radiator and oak flooring.

**STAIRS AND FIRST FLOOR LANDING:** Eaves storage, Velux window and fitted carpet.

**BEDROOM THREE:** 4.35m x 3.98m max. Radiator and large Velux window. Eaves storage and fitted carpet.

**BEDROOM FOUR:** 4.19 m x 3.70m Max. Radiator and fitted carpet. Built-in wardrobe and Velux window. **SHOWER ROOM:** Corner shower cubicle with fitted splash boarding, low-level dual flush WC, wash basin vanity unit with fitted storage and mirror fronted medicine cabinet. Radiator and vinyl flooring. Velux window. Extractor fan.

**OUTSIDE:** The property is accessed via a gated entrance having a large parking area with space for at least 10 cars. There is a **DOUBLE GARAGE** 5.72m x 5.02m with two sets of double doors, power and light. Works bench with shelving. The south facing **GARDEN** has a superb level lawn surrounded by mature trees, plants and bushes with a central feature rose bed. Steps lead down to a sunny patio with ample space for entertaining. A pathway takes you to a large summerhouse with power, bordered by colourful flower beds and a pond. Three sheds one with power and a green house. By the West facing entrance to the property are boxed in flowerbeds and veggie plots. To the side of the property is a useful bin store with boot cupboard and logs storage. The whole garden is incredibly private with space for a growing family or someone with dogs or other animals.



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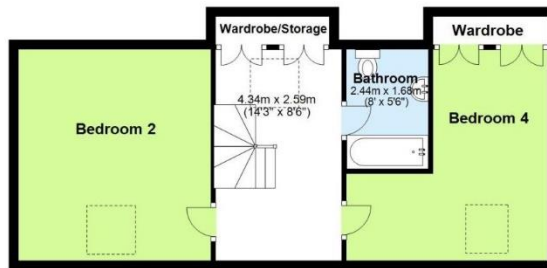
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Ground Floor



First Floor



**FOR IDENTIFICATION ONLY NOT TO SCALE**

**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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