West End Villa

STAGS

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Fore Street, Langtree, Devon, EX38 8NG

Great Torrington 4.5 miles, Bideford 8.7 miles, Bucks Mills and Westward Ho! 10-11 miles, Bude and Okehampton 21 miles

Late 19th century detached property with off-road parking, large private garden and the option of an additional 1.16-acre paddock with stables (subject to separate negotiation).

- Detached
- 0.5 acre garden
- Fine countryside views
- Freehold
- 5 bedroom (2 ensuite)
- Additional 1.16 paddock with two stables (by separate negotiation)
- Village location
- Council tax band E

Offers In Excess Of £499,999

SITUATION

West End Villa is set within the heart of the village of Langtree which is set in a rural location and includes a primary school, church and thriving village hall which benefits from a range of social activities/classes including a weekly open bar. There are also some wonderful countryside walks nearby. The nearby town of Great Torrington which is surrounded by 'The Commons' on three sides, which is over 360 acres of common ground including woodland, ideal for walking and nature. It has an excellent range of amenities for its size including a bank, butchers, bakeries, Post Office, greengrocers, public houses, petrol station, supermarkets and small M&S food store. There is also the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery, primary and secondary schools, a 9-hole golf course and a swimming pool which also provides fitness classes. Numerous nearby tourist attractions include RHS Rosemoor, the Dartington Crystal factory/shop and the Tarka Trail, providing many miles of perfect walking and cycling along the old railway line. The port and market town of Bideford has a wider range of amenities, supermarkets and schooling for all ages (public and private).
This rural property is well situated for travel to a mixture of leisure pursuits within 15 miles including the beaches at Westward Ho!, Bucks Mills, Instow and the South West Coast footpath, taking in the stunning vistas of the rugged North Devon Coastline.

Further afield is Dartmoor National Park affording excellent long walks and Barnstaple town with transport connections via rail at the train station to Tiverton Parkway and Exeter St Davids which connects to the rest of the rail network and A361 link road to the motorway. For those commuting or visiting, Bude and Okehampton can be reached by car in around 40 minutes, Exeter 1 hour, (M5) the motorway and South Devon coastline (Torquay) in approx 1.5 hours.

DESCRIPTION

This is an opportunity to acquire a spacious and well-proportioned late 19th century detached property in the heart of this small village. The property benefits from ample off-road parking, an extensive and private garden of around 0.5 acres benefitting from stunning far reaching countryside views. Being offered with no onward chain. There is also an additional 1.16-acre paddock with stables that is available by separate negotiation.

ACCOMMODATION

Front door leads to the entrance hall, stairs then rise to the first-floor landing. The ground floor includes two spacious reception rooms, the first being the dining room with window to front, door into kitchen and French glazed doors into the sitting room which is an impressive dual aspect room with central wood burner with slate hearth and tiled surround, doors opening out onto the rear veranda with views of the garden and beyond. The kitchen/diner is a wonderful semi open plan, L shaped space and includes a wide range of modern units, integrated appliances, breakfast bar, Rangemaster stove, Wood pellet burner with slate base, natural stone surround and original bread oven, this heats the water and radiators, space for dining table, Electric fireplace with Onyx hearth and natural stone surround. French doors to the terrace and rear porch with WC and space for coats, boots etc.

The first-floor landing enjoys far reaching countryside views to the rear elevation. The main bedroom enjoys a dual aspect and views over the surrounding countryside. French doors lead to a covered balcony and also includes a dressing room and an en-suite bathroom with a rolltop clawfoot bath. There are an additional four double bedrooms , 3 of which include original feature fireplaces, with bedroom 2, located at the rear of the property and overlooking the surrounding countryside and benefits from an en-suite shower room. Off the landing is a further shower room with a double massage power shower, WC and sink.

OUTSIDE

Accessed via a gated entrance there is a driveway which provides ample off-road parking for several vehicles, motorhome, horse trailer etc, we envisage a garage /double garage could be erected here, subject to any necessary planning permissions. Wood store and double gates leading to the additional paddock which is available by separate negotiation. The majority of the garden is to the side and rear of the property and is a wonderful size and includes a large private patio, extensive lawn area with a range of mature shrubs and trees including apple trees and blackcurrant bushes which are all bearing fruit and giving the property complete privacy. There is also a tree house, timber garden shed. A brilliant family garden while all backing onto open countryside.

LAND BY SEPARATE NEGOTIATION

There is an additional 1.16-acre paddock to the rear and left of the property with two stables, perfect for equestrians or those looking to house animals and enjoys countryside views. This is accessed via a no through track off Fore street, we understand West End Villa has a right of away for access to the paddock.

We also understand the neighbour has access rights over the paddock driveway.

This is available at a Guide Price of £30,000.

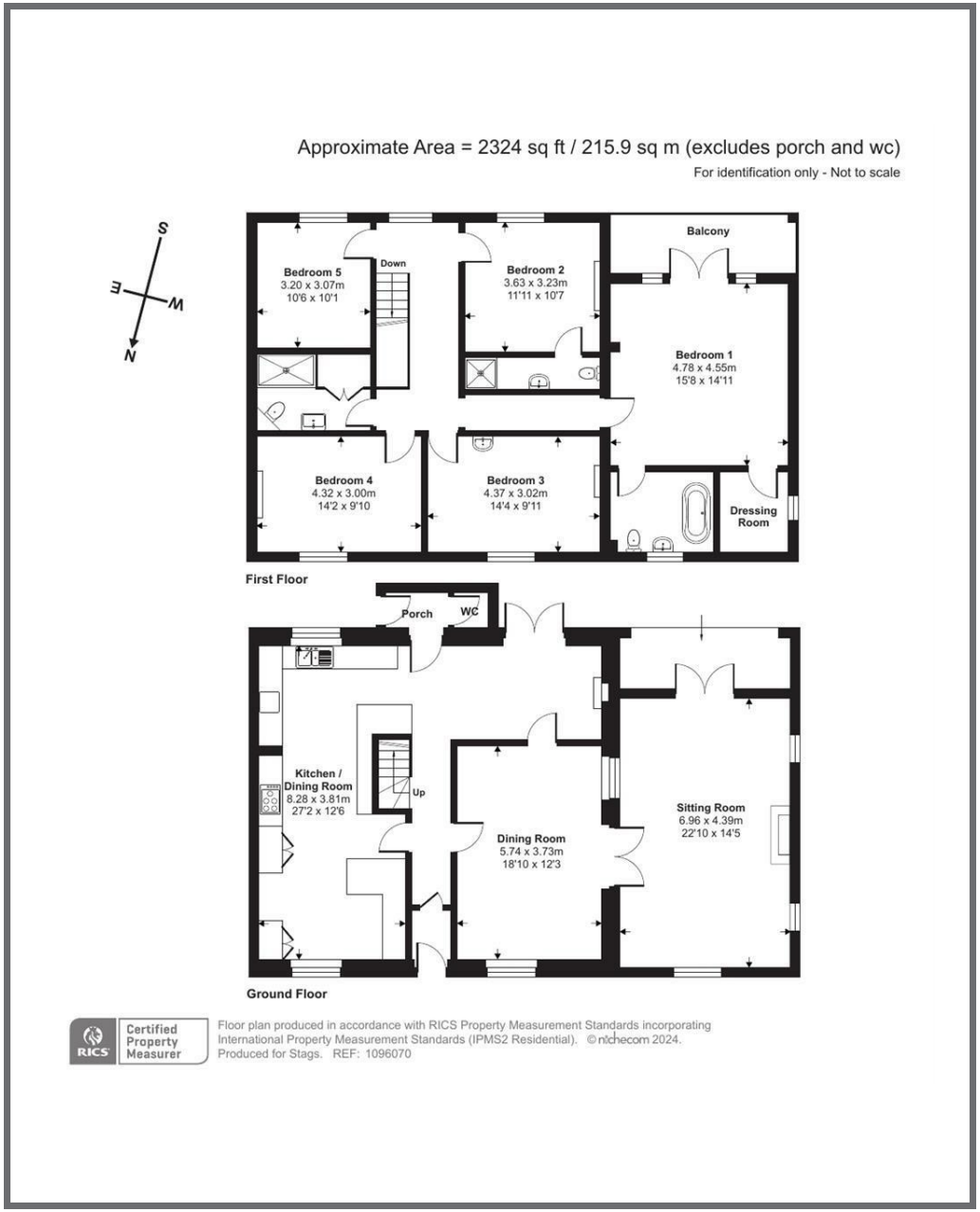
SERVICES

Mains electricity and water. Wood pellet central heating. Private drainage (shared with neighbouring property)
According to Ofcom, Superfast broadband is available at the property (around 64Mbps) and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

AGENT NOTE

Due to the potential for future planning on the paddock, the land is being sold subject to an 'uplift/overage' clause. The vendor's solicitors will produce the actual clause for the sales contract. However, as a guide, if any new owner goes on to achieve planning gains on the land, the vendors, or their successors, will be entitled to 30% of any uplift in value from agricultural/amenity land and for a period of 30 years from completion of the sale.

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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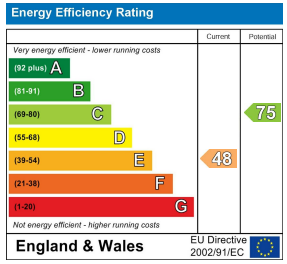

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