



Sunnybank



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Warren Lane, Torrington, Devon, EX38 8AG

Short walk to Town Centre & Amenities Bideford 6 miles The coast & beaches 9 miles

A spacious, 4/5 bedroom detached house, with pretty gardens, triple garage, fine views, in a desirable location.

- 4-5 Bedrooms
- Kitchen / Breakfast Room
- Triple Garage & Secure Parking
- Pretty Gardens
- Council Tax band 'E'
- 3-4 Receptions Rooms
- 3 Bath & Shower Rooms
- Southerly Aspect / Orientation
- Far-reaching Views
- Freehold

Guide Price £550,000

## Situation

Sunnybank is situated close to the southern edge of the provincial, market town of Great Torrington. The property occupies an elevated position, enjoying far-reaching and uninterrupted views over the River Torridge Valley and its lush, pastoral landscape. The town of Great Torrington gained strategic significance and historical importance in the 17th Century, during the English Civil War and there is evidence of settlements in the close and surrounding area dating from the Iron Age to the Medieval period but the town is possibly more affectionately known to many, as the heart of 'Tarka County' in the novel 'Tarka The Otter'. The town itself is surrounded by Commons, with over 360 acres of nature walks and offers an excellent range of daily amenities and facilities, including: Pannier market, arts centre, supermarkets, leisure facilities, a broad range of independent and artisan shops/businesses and schooling for all ages.

The port town of Bideford (6 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! Appledore and Instow (all approx. 9 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

## Description

Sunnybank sits comfortably at the centre of a generous plot, surrounded by pretty, established gardens, taking full advantage of its southerly aspect and enjoying far-reaching views from both inside and out. The house offers versatile, family accommodation with 4-5 bedrooms and spacious reception rooms. Located at the edge of town, a rural outlook is preserved with the convenience of all your daily amenities being only a short walk away. The house and gardens are complemented by a detached triple garage and parking for multiple vehicles.



## Accommodation

Set within a large open entrance porch, the front door opens in the welcoming HALLWAY, with access to all downstairs accommodation, staircase leading-up/storage beneath and CLOAKROOM with basin and WC. The spacious SITTING ROOM benefits from a double aspect, with gas fire and glazed double doors, opening to the impressive GARDEN ROOM, with vaulted ceiling and a triple aspect, taking full advantage of the southerly orientation and glorious views across the garden and Torridge Valley, with additional door to the dining terrace and garden. The STUDY/SNUG/BEDROOM 5, enjoys a double-aspect with inglenook fireplace and electric fire. The spacious DINING ROOM with inset gas fire and double doors opening out to the dining terrace. The KITCHEN & BREAKFAST ROOM, with double aspect, is fitted with a comprehensive range of white units, including display units, with wooden worktop over, a range of fitted appliances and 5-ring / 3-oven range-style cooker. The dining area offers plenty of space for a dining table and seating. The REAR HALL with door to the back garden leads to the UTILITY & SHOWER ROOM, with American style fridge/freezer, fitted units/worktop over, space/plumbing for white goods, shower cubicle and WC.

The staircase opens to the spacious galleried landing. BEDROOM 1 is a large double room, with fireplace and ensuite bathroom. BEDROOM 2 is a large double room with fitted furniture and fireplace. BEDROOM 3 is a spacious double room. BEDROOM 4 is a single room. The family SHOWER ROOM comprises; shower cubicle, basin and WC.

## Outside

The front garden enjoys a southerly aspect and has been thoughtfully landscaped and terraced, with a plethora of well-tended and mature planted borders and established raised beds. A path leads through the garden to the large dining terrace, a perfect spot for entertaining and enjoying the unspoiled far-reaching views. In addition, a covered porch and veranda, extends along the front of the house, providing an open-air gallery and sheltered seating. Paths either side of the house allow access to the back garden, with a lean-to shed to the right-hand side. The back garden is predominantly terraced, with mature and established, raised beds, borders, kitchen garden and a small area of lawn. At the top of the garden is a summerhouse, allowing far-reaching views over the house. There is a detached triple garage, with PV solar array, a secure, gated driveway to the side and further parking available in front of the garage.

## Services & additional Information

All mains services are currently connected, including mains gas. Gas central heating via radiators.

Full upVC double glazing throughout.

PV solar array.

Broadband: 'Standard' and 'Superfast' is available (Ofcom) Please check with chosen provider  
Mobile phone coverage from the major providers: EE - Good-Variable / o2 - Good / Three - Good-Variable / Vodafone - Good (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

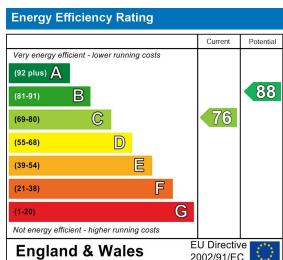
## Directions

Starting from Bideford Quay, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed Torrington/Holsworthy/Okehampton, after approx. 5.6 miles and upon reaching the edge of the town, signed 'Great Torrington', follow the road for a further 0.6 miles, turn right, signed 'Warren Lane', follow this road for approx. 0.15 miles and 'Sunnybank' will be found on the lefthand side of the lane.

what3words://wing.engrossed.thrashed  
Postcode: EX38 8AG (Not to be relied upon).

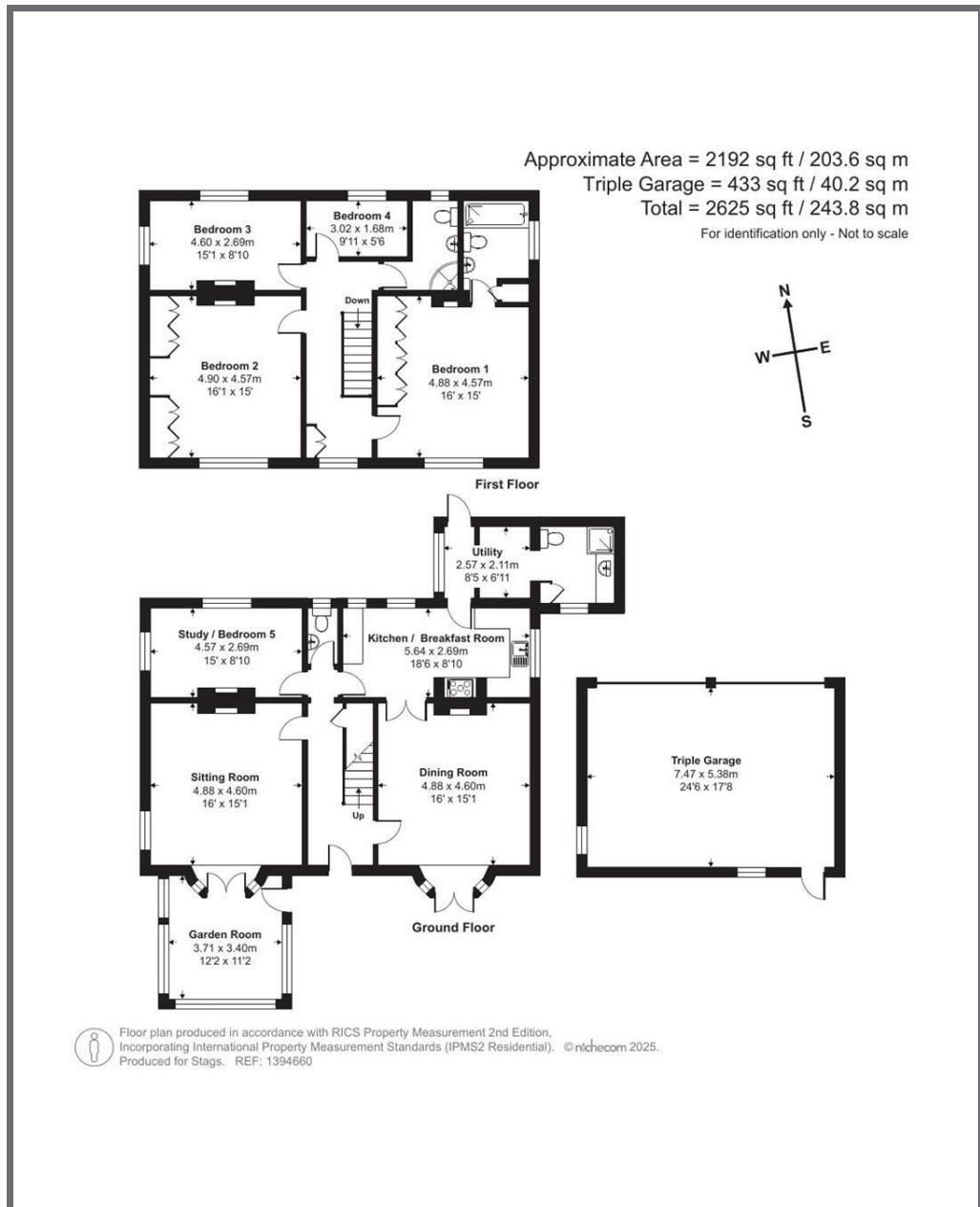


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