



Hillingdon House



STAGS

Hillingdon House

Torrington, Devon, EX38 8AB

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

Spacious and contemporary accommodation, gorgeous renovation, beautiful countryside views.

- Recent Complete Renovation & Extension
- Spacious Living Room
- Beautiful Countryside Views
- Large Cellar
- Council Tax Band 'C'
- Large Contemporary Living Space
- 2 Double Bedrooms
- Gardens & Independent Access
- No Onward Chain
- Freehold

Guide Price £275,000

Situation

Hillingdon House is situated close to the southern edge of the provincial, market town of Great Torrington, perfectly positioned, only a short and level walk to daily amenities. The property occupies an elevated position, enjoying far-reaching and uninterrupted views across open and unspoilt 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

Hillingdon House has been extended and recently undergone a comprehensive renovation. The property effortlessly combines modern convenience and enviable contemporary, living spaces, with proportions and flourishes synonymous with a property of this period. The accommodation is arranged over three levels and has been thoughtfully renovated to an excellent standard throughout, including the creation of a sought-after kitchen/dining living space, with bi-fold doors opening to the terrace and gardens, taking full advantage of the southerly aspect and unobstructed views across unspoilt countryside. The property offers further potential with an exceptionally large, useable and 'dry' cellar. The property has the benefit of a Grade II listing and is offered for sale with 'no onward chain.'



Accommodation

Set within an open porch, the front door opens into the HALLWAY, with door and staircase leading to the cellar and part glazed door opening into the impressive LIVING ROOM, (20'8"x17'10") with open staircase leading up, adorned with period, wood panelling, fireplace with space and lined-flue to accommodate a wood burning stove, doorway to kitchen and doorway to the kitchen dining area. The exceptional KITCHEN & DINING ROOM forms an impressive, contemporary living space, the bespoke fitted kitchen comprising of; light base units/solid wood worktop over/matching wall units, large peninsula island/breakfast bar, appliances include; inset ceramic sink, inset electric hob, electric oven/grill and dishwasher. The DINING AREA with vaulted ceiling, effortlessly accommodates a family table and a more relaxed seating area with 'glass wall', comprising of two pairs of bi-fold doors, opening to the large dining/sun terrace. The UTILITY ROOM comprises of the same fitted low/high level units as the kitchen, with solid wood worktop over, 1½ bowl stainless steel sink/drain, space/plumbing for white goods and door opening out to the terrace and garden.

Upstairs, the spacious open galleried landing leads to 2 double bedrooms and family bathroom. BEDROOM 1 has the benefit of a double and southerly aspect, with corner Victorian fireplace. BEDROOM 2 is a large double room with Victorian fireplace. The FAMILY BATHROOM with contemporary white suite, comprising; panelled bath/shower over, basin/vanity unit beneath, WC, large heated towel rail, inset linen cupboard.

The large CELLAR (20'6"x20'5") offers a large and versatile space, with former fireplace/bread oven, central column and stainless-steel sink/drain, tiled splashback and storage cupboard beneath, hot water cylinder.

Outside

Situated behind the house, the gardens have been considerably designed, with ease of maintenance in mind and have been terraced to optimise the space and usability. Directly behind the house, the dining/sun terrace is split-level, with steps leading down to the 'middle terrace' that has been laid to gravel, with a gateway and steps leading to the 'lower terrace', currently paved, offering the perfect place for a workshop/shed. The property has the benefit of an exclusive, pedestrian right of way out, allowing independent gated access to gardens.

Services & Additional Information

All mains services are currently connected, including; Gas central heating via radiators, 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-Variable (Ofcom). Please check with chosen provider. The property is located in a conservation area.

Viewings

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

Directions

From Bideford Quay, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed Torrington/Holsworthy/Okehampton, after approx. 6.8 miles, turn right onto Whites Lane, which becomes Halsdon Terrace, continuing to follow the road round to left, becoming South Street, and the property will be on your left.

Postcode: EX38 8AB

What3words: ///misted.spenders.school



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		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		
EU Directive 2002/91/EC		

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