



4 CHURCH LANE
LANGTREE, TORRINGTON, DEVON, EX38 8NS

£335,000

4 Church Lane, Langtree - A charming and surprisingly spacious home in a desirable village setting, offering versatile accommodation and beautiful gardens.

An attractive semi-detached home, 4 Church Lane is a deceptively spacious property that has been thoughtfully extended over the course of the current ownership, creating a versatile and welcoming family home complemented by delightful gardens.

The ground floor offers a superb semi open-plan arrangement, ideal for modern living. A comfortable living room flows naturally into the kitchen and dining area, creating an excellent social space for family life and entertaining. In addition, a further sitting room with a woodburner provides a more intimate and cosy retreat - perfect for relaxing evenings. A useful utility room and ground floor WC add to the practicality of the layout.

From the entrance hall, stairs rise to the first floor where there are three generously proportioned double bedrooms. Two of the bedrooms overlook the front, enjoying distant countryside views, while the third benefits from a dual aspect and overlooks the attractive & vibrant rear garden.

All bedrooms are served by a well-appointed family bathroom featuring a white suite, including a separate bath and shower enclosure.

Externally, the gardens are a particularly fine complement to the home. Immediately accessible from the kitchen/dining area is a patio with a footpath and stepped access via an attractive rockery leading to the main garden.

The generous garden comprises a good sized level lawn, a BBQ and outside dining area laid to slate chippings, and a useful timber storage shed.





A charming seating area with an arbour bench enjoys views back across the garden with the All Saints church tower forming an appealing backdrop. In addition, there is a further timber garden room, ideal as a 'man cave', hobby room or home office.

To the front, the property is approached via an attractive driveway framed by characterful stone wall, creating an inviting first impression. The driveway is bordered by a variety of mature trees and shrubs, adding both privacy and charm, and provides off-road parking alongside the garage.

LOCATION

The village of Langtree offers an appealing rural lifestyle, centred around a strong sense of community, with its well utilised village hall and well-regarded local primary school, making it particularly attractive for families. The nearby village of Stibb Cross provides a traditional village pub, The Union Inn, perfect for relaxed evenings and socialising with friends and neighbours.

For a wider range of amenities, independent shops, cafés and schooling, the nearby towns of Great Torrington and Bideford are both within easy reach, offering the ideal balance between peaceful village living and everyday convenience.

NEED TO KNOW

Service: Mains electricity, water & drainage. Oil fired central heating.

Energy Performance Certificate (EPC): TBC

Council Tax: Band B (£1978.14 per annum)

What3Words: eyebrows.property.waggled





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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