



THE OLD PARLOUR

Torrington, Devon

GUIDE PRICE

£470,000

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Set in a favoured village being a short distance from the Tarka Trail and the market town of Great Torrington, sits this detached bungalow having delightful well planned accommodation within a plot of approximately 0.9acre with formal garden and paddock with far reaching views.



inspired living

The bungalow is approached down a long driveway that leads to a good sized garage with parking out front. Behind the front door is a small entrance hall with tiled floor and plenty of space for outdoor clothing and footwear.

Step into the inner hall and if the kitchen breakfast room door is open you get a glimpse of what lies outside through a large set of bifold doors. The kitchen/breakfast room is divided into two distinct areas with the kitchen having a range of wall, floor and drawer units on three sides and extensive work surfaces with concealed lighting. A slot in range style cooker sits adjacent to the sink with a dish washer under the work surface.

The vaulted sitting room has feature exposed stone walling on one side with a log burner in front and on the opposite side is a range easterly facing windows. Glazed doors open in to a wonderful triple aspect garden room taking full advantage of the outlook especially in the evening as one side face west so ideal for sun set watching.



Immediately outside is a good sized terrace that links up with the kitchen/breakfast room, having once again lovely views across the garden to the fields beyond.

A long inner hall leads back away from the sitting room where both double bedrooms are found. One is of a particularly good size (formerly two) and has a range of wardrobe cupboards within and doors out onto a sheltered almost Japanese style garden the way the current vendor has it set up. The second double is found at the head of the hall up three steps and has the benefit of an ensuite shower room with wash hand basin and wc.

Rounding off the accommodation is an oversized bathroom complete with large walk in shower, semi sunken bath, wc wash hand basin with vanity unit under, twin heated towel rails and tiled floor.

Linking the kitchen to the garage is a covered utility/work room that has double doors both to the front drive and the rear garden, and offers ample appliance space, sink and the oil fired boiler. The garage itself is of a good size with power and light connected with roller shutter door and fitted work bench. Part way up the drive is a hard standing for a boat, caravan or camper.

KEY FEATURES

- FAR REACHING VIEWS
- PLOT SIZE CIRCA 0.9 ACRE
- FAVOURED VILLAGE
- DOUBLE GLAZING
- LOG BURNER
- ENSUITE BEDROOM
- GARDEN ROOM/CONSERVATORY
- LARGE GARAGE
- TERRACE
- PARKING



Gardens

Without a doubt these play a major feature in the life to be had owning this former milking parlour. At the front is a raised terrace with arbour and stocked beds.

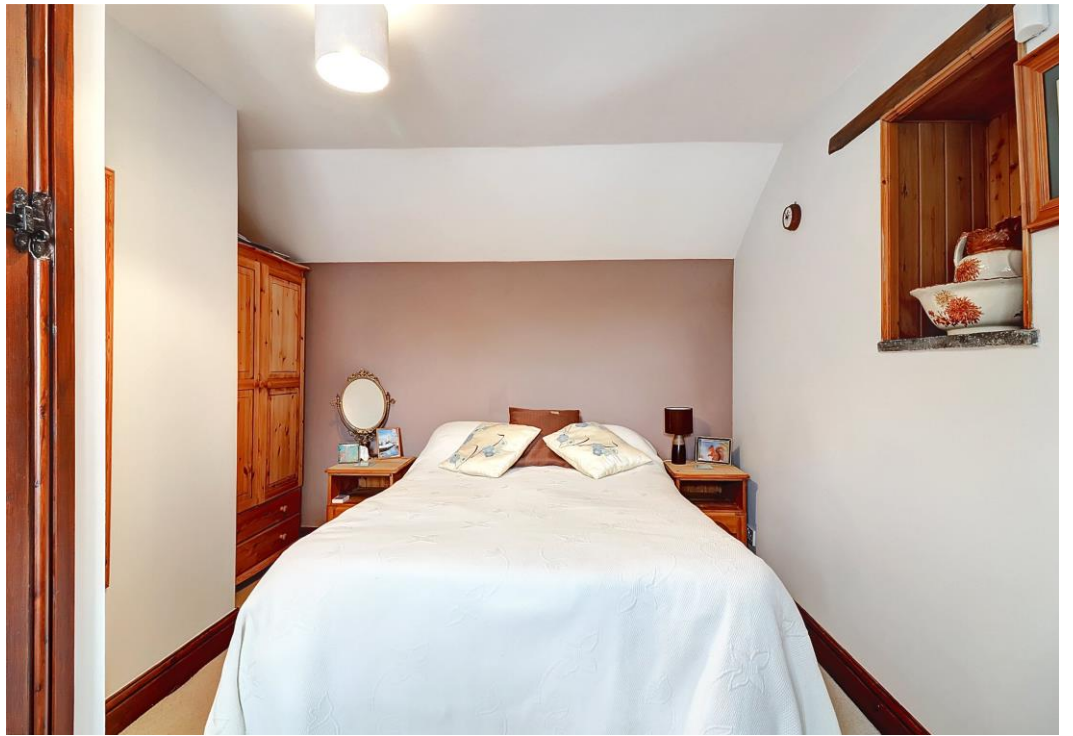
The rear garden comprises a sweeping lawn with raised beds on one side, garden sheds/log store on the other and ideally placed to take full advantage of the views is a large terrace ideal for al fresco dining having an arbour over and a variety of climbing rose and clematis. The lawn slopes gently down to what was a former field and is now studded with trees and enjoys Devon hedging and banks along lot of its boundary. Throughout the garden is an array of spring flowers, bulbs, rose and fruit bushes and several areas to just sit and enjoy the surroundings.

Services

Mains water, electricity, oil fired heating and private drainage

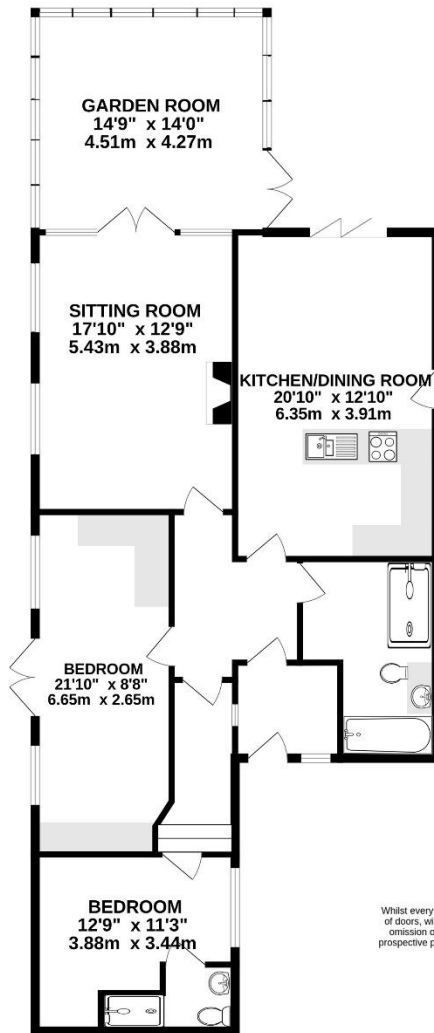












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TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call
01805 624334

TORRINGTON OFFICE
17 High Street
Torrington, EX38 8HN
Email:
torrington@webbers.co.uk

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