



**KIVELLS**  
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**The Poplars**  
Broad Street, Black Torrington, Beaworthy, Devon, EX21 5PT







## The Poplars

**Broad Steet, Black Torrington, Beaworthy, Devon, EX21 5PT**

**Offers in the Region of £300,000 - Freehold**

A double fronted Grade II Listed village house offering a delightful garden with stunning countryside views and very spacious accommodation; which could easily suit two family occupation. The beautifully kept character property simply oozes charm and character with a wealth of beams, fireplaces and latch key doors. The accommodation is very spacious and would make a super bed and breakfast or ideal for two family occupation. Externally the house has a large mature lawned garden with two substantial sheds/workshops and backs onto paddocks and open countryside. Black Torrington is a popular thriving village between Hatherleigh and Holsworthy.

- Grade II Listed
- Six bedrooms
- Three reception rooms
- Lots of charm and character
  - Large rear garden
  - Two sheds/workshops
- Backing onto open countryside
- Popular village location



# KIVELLS

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## SITUATION

Situated in the village of Black Torrington which offers a range of traditional amenities including, Primary School, Public House, Village Hall and Playing Fields with multi-purpose play area. The thriving market town of Holsworthy with its comprehensive range of shops and excellent range of amenities including Heated Indoor Swimming Pool, Sports Hall and Schools is approximately 9 miles distant.

## THE PARTICULARS

All measurements are approximate. There are numerous power points throughout. None of the fittings have been tested by ourselves.

## ACCOMMODATION

### Open Porch

Part glazed front door to:

### Entrance Hall

Exposed beams, deep storage cupboard, doors to principle rooms and opening to:

### Dining Room: 14' 9" x 14' 2" (4.49m x 4.32m)

Front aspect multi-paned window, open stone fireplace, exposed beams, fitted carpet and power points. Door to Lobby.

### Inner Hall

Tiled floor, radiator, display recess and door out to the garden.

### Sitting Room: 15' 5" x 13' 1" (4.7m x 4m)

Two front aspect multi-paned windows, feature fireplace with woodburner and bread oven, beamed ceiling, pine panelled walls and door to:

### Lobby/Office

Potential office space, door to Snug and further door to:

### Wet Room: 7' 1" x 6' 9" (2.15m x 2.06m)

Shower unit, low level flush WC and pedestal wash hand basin. Side aspect opaque window, tiled floor and radiator.

### Snug: 15' 5" x 13' 1" (4.7m x 4m)

Rear aspect window and French windows giving access to the garden. Stairs rising to the first floor, open fireplace and beamed ceiling.

### Lobby/Study

Access from the dining room with stairs rising to the first floor and door to:

### Kitchen/Breakfast Room: 23' 1" x 11' (7.03m x 3.35m)

Good range of base level units with worksurface over incorporating stainless steel double sink/drainage unit. Stanley Range and electric cooker point. Side and rear aspect multi-paned windows, tiled floor, beamed ceiling, power points and door to:

### Utility Room: 9' 2" x 6' 3" (2.80m x 1.91m)

Velux window, stainless steel sink/drainage unit with cupboard below, space and plumbing for washing machine, space for an upright fridge/freezer and part tiled walls.

## FIRST FLOOR

### Landing

Side aspect window, fitted cupboards, small loft access, door leading to main landing and further door to:

### Bedroom Four: 21' x 11' (6.40m x 3.35m)

Side and rear aspect windows, airing cupboard and radiator.

### Main Landing

Access to loft space and doors to principle rooms.

### Bathroom: 13' 3" x 4' (4.03m x 1.21m)

Panel enclosed bath, low level flush WC and vanity wash hand basin with cupboard below. Pine ceiling, radiator and part tiled walls.

### Bedroom One: 14' 2" x 12' 7" (4.31m x 3.83m)

Rear aspect window, fireplace, fitted wardrobes, pedestal wash hand basin, ceiling beams and trusses.

### Bedroom Five: 10' 4" x 5' 10" (3.14m x 1.78m)

Side aspect window and radiator. This room could be a potential en-suite to the next door bedrooms.

### Bedroom Three: 15' 2" x 13' 10" (4.62m x 4.21m)

Twin front aspect windows, exposed beams and trusses, fitted wardrobes, fire surround, pedestal wash hand basin, display recess and radiator.

### Bedroom Six: 12' 9" x 6' 4" (3.88m x 1.92m)

Front aspect window, exposed beams and radiator.

### Bedroom Two: 15' 4" x 8' 7" (4.68m x 2.61m)

Front aspect window, radiator, exposed beams and trusses.



## OUTSIDE

The rear garden measures approximately **120' x 40'** and is mainly laid to lawn with patio area, matures trees and shrubs, flower beds and two substantial **Sheds** with block bases. Delightful views over paddock and countryside to rear.

## FLOOR PLANS

The floor plans displayed in these particulars are not to scale and are for identification purposes only.

## TENURE

Freehold with vacant possession upon completion.

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

## COUNCIL TAX BAND

E.

## DIRECTIONS

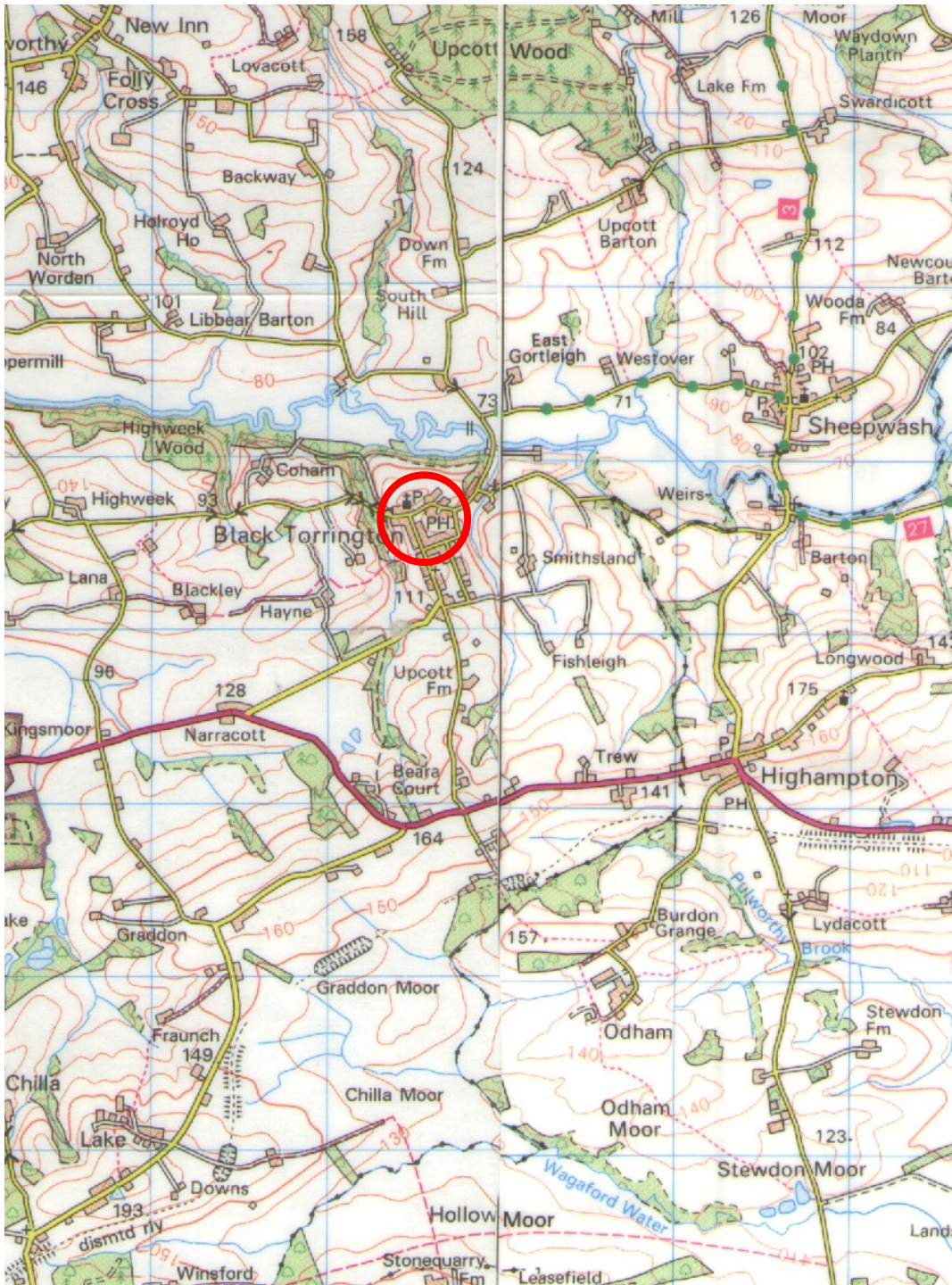
From Holsworthy take the A3072 Hatherleigh road. After approximately seven miles take the left hand turning signposted Black Torrington. Proceed into the village with the War Memorial on your left and 'The Torridge Inn' public house on your right. The Poplars is a little further on your right hand side.

## VIEWINGS

Please ring **01409 253888** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE **www.kivells.com**.







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