



Torr ridge House

Warren Lane, Torrington

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A period home with south-facing terraced gardens and picturesque views, in an elevated and desirable setting

A spacious period house offering over 4,400 sq ft of elegant and extensive accommodation with rendered elevations and various character details, located in the popular town of Great Torrington, within easy reach of the town centre and good communication links. The property occupies a commanding position, with far-reaching countryside views out across the surrounding River Torridge valley.



5 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE + PARKING



GARDENS + OUTDOOR KITCHEN



FREEHOLD



EDGE OF TOWN



4,436 SQ FT



GUIDE PRICE £800,000



The property

Torrige House is an impressive, detached period property dating from 1870, with more than 4,400 square feet of generous accommodation arranged over four floors. There are five bedrooms and five comfortable reception rooms, with original fireplaces and tall windows welcoming plenty of natural light, with much of the property taking in beautiful, elevated views over the River Torridge and surrounding valley.

At the front of the house a light lobby with skylights overhead leads to the inner hallway with its ornate staircase and doors to the main ground-floor reception rooms. These include the library and the 31ft sitting room, which stretches across the rear of the ground floor and features a fireplace with a log burner and two large bay windows, facing south to welcome sunlight throughout and afford far-reaching countryside views. There is also a useful study for private home working and a snug in which to relax, with French doors opening onto a sunny balcony. Also on the ground floor there is an open-plan kitchen and dining room with its farmhouse-style fitted units,

Aga and integrated appliances, as well as space for a family dining table and French doors opening onto the rear patio. Stairs lead to the lower level, where there is a games room and several stores, including a wine cellar. Upstairs, the first floor provides four well-presented double bedrooms, as well as a family bathroom and a utility room with a shower unit and a washbasin. The principal bedroom is located on the second floor and features a skylight, eaves storage and its own en suite shower room.

Outside

At the front of the property there is parking space and access to the integrated garage. A gated entrance at the side opens onto a paved driveway, providing further parking space for several vehicles. The gardens are mostly to the rear and are south facing, arranged in a terraced layout with various levels, all providing pretty features and taking advantage of the views. They include several patio areas for al fresco dining with well-kept lawns, colourful border beds and a selection of established trees and hedgerows.



There is also a brick built-in barbecue and a sheltered garden room with a fireplace, creating a peaceful and secluded outdoor dining area.

Location

The property is ideally located just a short walk to the centre of Great Torrington - a historic hilltop market town in the north of Devon, within easy reach of the beautiful Hartland Devon Heritage Coast and surrounded by rolling countryside. The town is full of period architecture and there is still a Victorian pannier market in the town, along with plenty of other everyday amenities, including medical facilities, a library, schools, supermarkets and a wide selection of independent shops such as bakers, greengrocers, butchers and cafés. There are also a number of leisure facilities including a swimming pool, popular golf course and The Plough Arts Centre which offers a varied programme of performing arts, cinema, exhibitions and workshops. The town has a strong sense of community which is reflected in a calendar of local events, including music and theatre events and most notably the annual May Fair.

Immediately adjacent to the property are Torrington Commons, comprising 365 acres of common land with over 20 miles of public footpaths. Also within easy reach is the Tarka Trail, a 180-mile walking and cycling route, providing easy cycle access to Bideford and Barnstaple, as well as the popular coastal village of Instow, known for its sandy beach, estuary walks, sailing opportunities and waterfront cafés. RHS Garden Rosemoor is less than 2 miles away, with 65 acres of themed gardens.

The area offers excellent state and independent schooling including Great Torrington School and the renowned Kingsley School in nearby Bideford. The town is well connected by road, with the A386 providing access towards the north coast and south towards Plymouth, Exeter and the M5. There are regular bus services from the town centre, while Umberleigh railway station, approximately 9 miles away, provides services to Exeter St. David's with onward connecting journeys to London Paddington. Exeter Airport offers an ever-increasing number of international and domestic flights.



Distances

- Great Torrington Gold Club 1.2 miles
- RHS Garden Rosemoor 1.9 miles
- Bideford 6.5 miles
- Umberleigh Train Station 9.2 miles
- Barnstaple Train Station 12.5 miles
- Hartland Devon Heritage Coast 17.0 miles
- Exmoor National Park 21.0 miles
- North Devon National Landscape 22.5 miles

Nearby Schools

- Great Torrington School
- Marland School
- Great Torrington Bluecoat CofE School
- Kingsley School
- Shebbear College
- St. Michael's School
- West Buckland School





The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height

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Floorplans

Main House internal area 4,436 sq ft (412 sq m)
 Garage internal area 192 sq ft (18 sq m)
 Outbuilding internal area 335 sq ft (31 sq m)
 Total internal area 4,963 sq ft (461 sq m)
 For identification purposes only.

Directions

EX38 8AG
 what3words: ///ferried.spilled.unloads

General

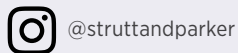
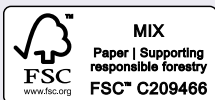
Local Authority: Torridge District Council
Services: Mains electricity, gas, water and drainage.
 Gas central heating.
Council Tax: Band E
EPC Rating: D
Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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