



Stapleton House

Langtree, Torrington, Devon EX38 8NP

Price Guide £465,000

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A quietly located south facing detached cottage in a semi-rural location on the outskirts of the village of Langtree, close to Torrington. The property benefits from far reaching countryside views towards Dartmoor, sits in approximately 1 acre of formal gardens and paddock and has the added benefit of a ground floor, 1 bedroom attached annexe suitable for additional accommodation or a dependant relative. This property is presented in very good order throughout and includes modern sash windows, oil fired central heating, inglenook fireplace in the sitting room with wood burner and bread oven and a bespoke American ash kitchen and modern bathroom. Within the gardens which are a particular feature of this property there are 2 large workshops, suitable for a variety of purposes, and a single detached garage.

The small village of Langtree has a primary school, church, village hall and public house and the market town of Great Torrington is only 4 miles away which has all the local amenities such as shops, school, pubs and restaurants. Slightly further afield are the towns Bideford and Barnstaple and within a short drive are Dartmoor and Exmoor national parks and North Devon coastline.

An internal inspection is strongly recommended. No ongoing chain.

Glazed Entrance Porch

With ceramic tiled floor, half glazed door opens to:

Entrance Hall

Stairs rising to first floor.

Kitchen/Breakfast Room

12' 11" (3.93m) x 13' 1" (3.98m) A double aspect family-orientated room with a superb custom built fitted kitchen with American ash fronted units and black granite worksurfaces over featuring an extensive range of base and wall storage cupboards offering a hidden compartment for waste etc, vegetable basket, integrated Neff dishwasher, integrated fridge, larder cupboard, modern oil-fired Rayburn with Neff ceramic hob to one side, island unit with drawers and recess for microwave. Welsh slate tiled floor, recessed LED downlighters and under unit lighting, corner airing cupboard. Door opens to:

Utility Room/Cloakroom

14' 9" (4.5m) x 7' 3" (2.2m) Sink unit with mixer tap, space and plumbing for washing machine, fitted worktop with space under, range of eye level wall cupboards, tiled floor, door to outside, door to WC with concealed cistern.

Dining Room

15' 6" (4.72m) x 13' 3" (4.05m) Understairs storage cupboard, double aspect room, exposed brickwork along one wall with wide opening through to:

Sitting Room

15' 7" (4.75m) x 14' 8" (4.48m) 2 windows overlooking the front, lovely floor to ceiling inglenook fireplace with wood burning stove and bread oven to the side, TV point.

From the dining room there is a doorway (currently not in use but easily reinstated) giving access into the annexe hallway if required:

Inner Hall

With sun-pipe and door opening to

Kitchen

10' 9" (3.27m) x 6' 8" (2.03m) Fitted with an excellent range of wall and base storage units, stainless steel sink with mixer tap, fitted ceramic hob with extractor canopy above. Oil fired boiler for central heating, double oven with cupboards either side, recess for fridge, ceiling spotlight track. This room opens to the:

Sitting Room

17' 8" (5.39m) x 12' 3" (3.74m) Triple aspect room featuring a newly installed wood burner. Sliding patio doors open to a rear terrace and the private front door opens into this room.

Bedroom

14' 3" (4.35m) x 13' 6" (4.11m) Double aspect room with lovely views over the garden, built-in airing cupboard, door to:



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Wet Room

8' 2" (2.49m) x 6' 8" (2.03m) Comprising modern white suite of low flush WC, pedestal wash hand basin with mixer tap, wall mounted shower fitment, part tiled walls, tiled flooring with drain, stainless steel heated towel ladder, shaver light.

First Floor

Bedroom One

13' 1" (4m) x 13' 3" (4.05m) A spacious south-facing double room with window seat from which to enjoy the lovely views across open farmland towards Dartmoor. Attractive wood flooring, 3 built-in storage cupboards with hanging space, cast iron fireplace, wash hand basin with mixer tap, tiled splashback and cupboard below.

Bedroom Two

15' 6" (4.73m) x 9' 8" (2.95m) Dual aspect south-facing room with window seats from which to enjoy the beautiful views overlooking farmland to the front and Dartmoor in the distance. Pedestal wash hand basin with tiled splashback.

Bedroom Three

14' 4" (4.37m) x 8' 6" (2.59m) South-facing with a window to the front with window seat from which to admire the views towards Dartmoor, built-in double wardrobe cupboard with hanging space, pedestal wash hand basin with tiled splashback.



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Bathroom

Recently fitted with a luxurious modern white suite comprising large bath with cascade shower above, low flush WC, modern bowl sink unit with mixer tap and cupboard under. Ceramic tiled floor and walls, stainless steel heated towel ladder, extractor fan, recessed LED downlighters, wall display niches and attractive illuminated wall mirror.

Outside

Stapleton House sits in a plot of approximately 1 acre comprising formal gardens and a paddock area. The gardens are absolutely delightful and extremely productive with pond and water feature, 4 large raised beds for vegetables and fruit bushes, herb bed and planted borders.

There are 2 recently constructed **Workshops/Studios:**

Workshop One 16' 6" (5.03m) x 11' 5" (3.48m) Triple aspect with double glazed windows and fitted with cupboards and plenty of space for workbenches with further separate area behind and power connected. There is a covered wood store area between the workshops.

Workshop Two 18' 0" (5.49m) x 11' 6" (3.5mt) Triple aspect with double glazed windows and fitted with shelving, power and water connected. The workshop has windows to the sides and would make an ideal **artist's studio**.





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Further outbuildings within the garden include **2 Sheds, Brick Storage Shed, additional Potting Shed, Greenhouse** with water connected and a **Summer House** with veranda, from where one can enjoy the vista of the garden and the countryside views beyond.

The main garden comprises lawn, flower and shrub beds, apple trees and barbeque area with terraces around the front and side of the property.

Behind the workshop areas is the **Paddock** which has a wide gated access and a range of mature trees.

A gate leads through to the:

Garage 17'0" (5.19m) x 11'5" (3.48m)

In addition to the Garage there is ample off-street parking in 2 distinct areas, the first of which is located alongside the garage itself.

Additional driveway parking for 2 vehicles is conveniently situated adjacent to the house.

Services: Mains water and electricity. Septic tank drainage. Oil fired central heating. Annexe has independent electricity and telephone and shares drainage, water and oil with the main house

Council Tax Band: The main house is Band D and the annexe is Band A.

Energy Performance Certificate: D



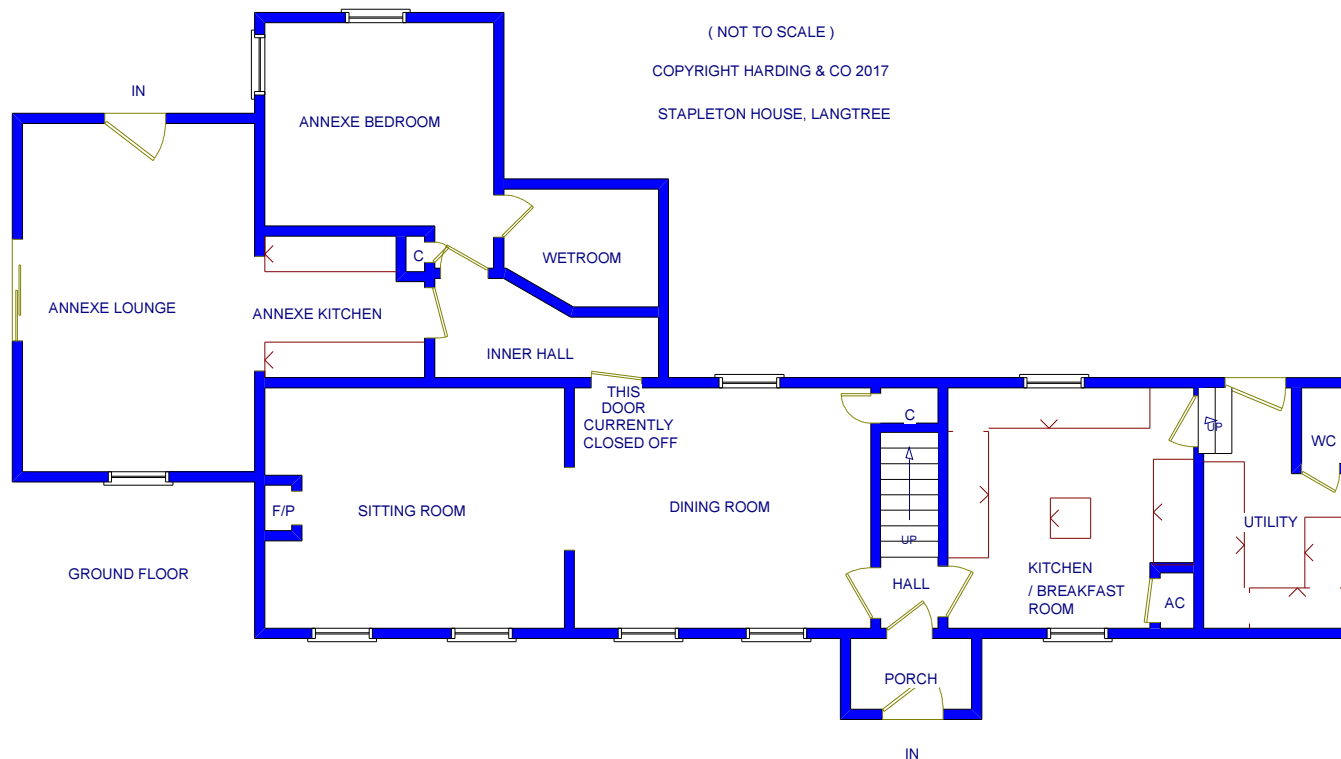
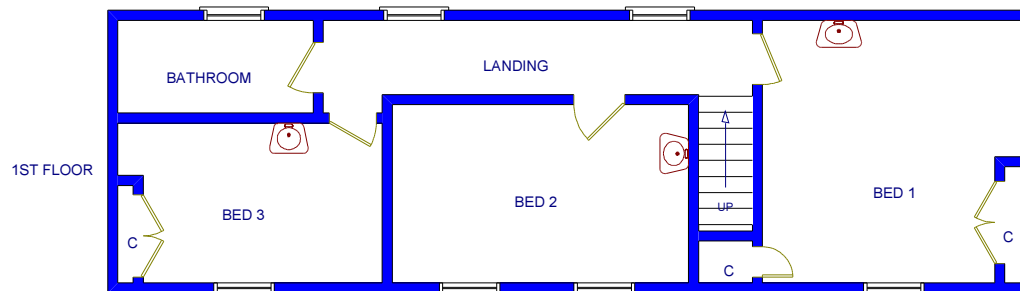
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Directions:

From Bideford take the A386 towards Torrington past Landcross and take the right turn towards Holsworthy, passing through the villages of Monkleigh and Frithelstock continuing on this road to Stibb Cross. At the Stibb Cross junction turn left at the Union Inn and proceed for half a mile before taking a right turn signposted Peters Marland and Petrockstowe. Follow the road for approx. 1 mile to the T-junction where the property will be found on the right hand side.



