



Southcott Stables  
Torrington, EX38 8LD



# Southcott Stables

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SOLD TO FIRST VIEWER, SIMILAR REQUIRED. A delightful, detached, character barn conversion, with scope to extend set in a peaceful, rural location, offering two generous sized bedrooms (master en suite), 2 reception rooms and a large landing/study area, ample parking space, generous gardens affording a high degree of privacy, and a 16' x 8' summerhouse/studio. EPC E

- Character Barn Conversion
- Sitting Room
- Two Bedrooms (master en-suite)
- Good Sized Attractive Gardens
- Ample Parking
- Very well presented throughout
- Dining Hall
- Family Bathroom
- 16' x 8' Timber Studio/Home Office
- Countryside Views

Southcott Stables is an attractive and very well presented detached barn conversion quietly located, in a rural position, in the hamlet of Southcott. It is close to all three towns of Bideford, Torrington and Holsworthy. The historic town of Great Torrington is only 4 miles away, which offers a complete range of amenities including shops, banking, medical facilities and schools. There are a good selection of sporting and leisure facilities within the area, and the nearby Tarka Trail offers excellent walking and cycling opportunity. The area is one of natural outstanding beauty with acres of commons land. The coast is about 20 minutes' drive.

The property is LPG centrally heated and has timber framed triple glazed windows throughout. It is approached through a gated entrance and boasts a level lawned garden, 16' x 12' summerhouse/studio, log stores and garden sheds. Plenty of room for a motorhome/caravan and additional parking. This lovely home features timber floors throughout the main living areas.

HALF GLAZED ENTRANCE DOOR leading into:

KITCHEN fitted with a range of bespoke wall and base units, work surfaces, tiled splashbacks, single drainer stainless steel sink unit, electric cooker, spaces for washing machine, fridge and freezer, two windows to side, tiled floor, wall mounted Worcester LPG fired boiler serving





the domestic hot water and central heating systems and door to:  
CLOAKROOM comprising low level flush WC, corner wash basin with tiled splashback, tiled floor.

DINING HALL stairs to first floor, under stairs storage area, glazed double doors opening into: -

SITTING ROOM A dual aspect room overlooking the garden, fireplace with woodburner set on a slate hearth with beam over, exposed beamwork, radiator. Part glazed door to front elevation.

FIRST FLOOR LANDING/STUDY AREA velux windows, storage cupboard, space for a sofa bed/potential to create third single bedroom.

MASTER BEDROOM a dual aspect room with wooden flooring, door leading into:

ENSUITE CLOAKROOM low level WC, vanity wash basin, tiled splashbacks. Glazed corner shower cubicle with rainfall shower fitment. Vinyl flooring.

BEDROOM TWO double aspect with 2 windows.

FAMILY BATHROOM comprising panel bath with tiled surround and Triton Electric shower over, pedestal wash hand basin with tiled surround, low level WC, Velux window. Vinyl floor

OUTSIDE To the front of the property there is a gated entrance leading onto a gravelled area providing ample parking. A further five bar gate leads to the level garden, affording a high degree of privacy, which is mainly laid to lawn with further gravelled area and patio. There is a very useful SUMMERHOUSE/STUDIO 16' x 8' currently used as an occasional bedroom, but would be ideal as a home office or studio being fully carpeted and insulated with power and light connected. It also boasts a covered veranda area to the side. There are also two garden sheds, one being fully insulated, three log stores, a bicycle shed and a greenhouse.

Agents Note: Section 21 of the Estate Agents Act 1979 - we are advising buyers that one of the owners of this property is an employee of Seldons Estate Agents.

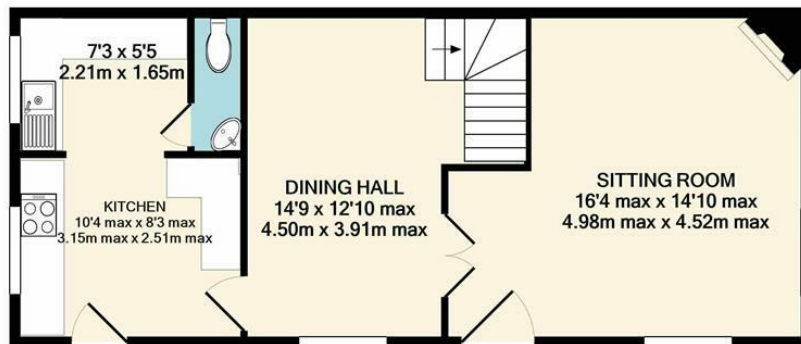
Services: LPG , mains water and electricity, private drainage system

Tenure: Freehold

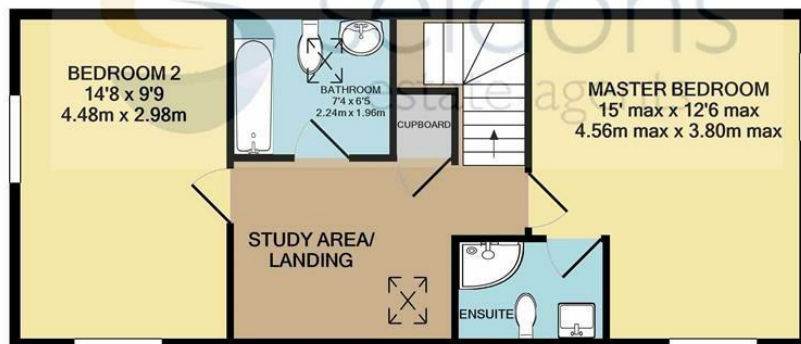
Local Authority: Torridge District Council - Band C

DIRECTIONS From our offices on Bideford Quay proceed out of town towards Torrington on the A386 and after approximately 3 miles turn right at Landcross, signposted to Monkleigh/Holsworthy. Follow this road through the villages, of Saltrens, Monkleigh and Frithelstockstone. After passing through the village of Frithelstockstone, after approximately half a mile, take the next turning left. Follow this country lane for approximately 1.5 miles until reaching Southcott. The property is fourth on the right.





GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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