

Stocklea

Stocklea Church Lane

Frithelstockstone, Torrington, EX38 8JL

Great Torrington town 4.4 miles, Bideford 5.8 miles, Westward Ho!/Coast 8.5 miles.

Spacious and comfortable 5-bed home with stunning countryside views & self-contained 1-bed annexe.

- Five-bedroom detached residence
- Elevated position with panoramic countryside views
- Four spacious reception rooms
- Gated driveway, extensive off-road parking and double garage
- Freehold
- Adjoining self-contained one-bedroom annexe
- Generous plot of approx. 0.75 Acres
- Impressive principal bedroom
- Ideal for multigenerational living or holiday letting
- Council tax band F

Guide Price £860,000

SITUATION

The property is located in the pretty village of the Frithelstockstone and situated approximately 4.4 miles from the towns of Great Torrington and 5.8 miles from Bideford. The historic market town of Great Torrington is situated in some of North Devon's most attractive and un-spoilt countryside, with views over the beautiful River Torridge valley. Torrington itself has a wide range of amenities for its size including a bank, butchers, bakeries, Post Office, green grocers, public houses, petrol station, supermarkets and small Marks and Spencer's food store. The renowned Plough Arts Centre, which combines theatre and cinema with an art gallery and other facilities is within easy walking distance. There are also primary and secondary schools and a 9-hole golf course. Numerous nearby tourist attractions include RHS Garden Rosemoor and the Tarka Trail which provides many miles of perfect walking and cycling along the old railway line. The town is surrounded on three sides by the historic Torrington Commons with extensive and spectacular footpaths. The ancient and picturesque port of Bideford which sits on the banks of the River Torridge, with a range of amenities, various shopping facilities, restaurants, schooling for all ages (public and private) and five supermarkets. The coastal resorts of Westward Ho! and Instow are both within easy reach as is the spectacular North Devon coastline, Exmoor and Dartmoor National Parks. The regional centre of Barnstaple is 16.9 miles away and offers a range of business, shopping and commercial facilities and a direct rail link to Exeter. There are good transport links via the A361 North Devon Link Road, which connects to the motorway and mainline rail networks at junction 27 of the M5 (Tiverton Parkway). Exeter is around an hour's drive away and benefits from mainline rail links, large shopping centre, cathedral, university and an international airport.







DESCRIPTION

Occupying a generous plot of approximately 0.75 acres and set within the sought-after North Devon village of Frithelstockstone, Stocklea is an exceptional and highly individual five-bedroom detached residence, complete with an adjoining one-bedroom annexe. Constructed in the early 2000s by the current owners, the property combines generous proportions with outstanding countryside views, attractive gardens, and a high degree of kerb appeal.

This striking double-fronted home offers a wealth of possibilities for multigenerational living or holiday letting income, with its versatile layout and self-contained annexe. Immaculately presented and thoughtfully designed throughout, Stocklea enjoys an elevated position that captures some of the finest rural views North Devon has to offer.

ACCOMMODATION

A welcoming and spacious reception hall provides access to the principal living areas. The country-style kitchen is fitted with a comprehensive range of matching wall and base units, eye-level double oven, inset sink, and ample space for a fridge freezer and dining table. A separate utility room sits just off the kitchen for added convenience.

A particular feature of the property is the abundance of reception space, including a formal dining room and living room, elegantly divided by a central log-burning stove. To the rear, a sizeable sitting room lends itself to a variety of uses, whether as a home office, gym, or cinema room. The conservatory is a standout feature, taking full advantage of the breath-taking countryside views and flooding the interior with natural light.

On the first floor, a generous landing gives way to five well-proportioned double bedrooms, all of which enjoy far-reaching rural outlooks. The dual-aspect principal bedroom benefits from a private dressing area and a stylish five-piece en-suite bathroom. A further family bathroom with four-piece suite completes the accommodation on this floor.

Located on the lower ground floor is a well-appointed, self-contained one-bedroom annexe, featuring an open-plan kitchen/dining/living area, double bedroom, and a private courtyard-style garden with a hot tub – an ideal space for guests or potential income generation

OUTSIDE

Approached via a gated entrance, the property offers extensive off-road parking in front of the double garage. The surrounding gardens have been lovingly tended by the current owners and provide year-round interest with a colourful selection of flowers and shrubs. Expansive lawns and multiple seating areas allow for outdoor enjoyment throughout the day, with options to follow the sun around the house.

To the side of the annexe lies a private, paved courtyard garden – a tranquil retreat with exceptional views and a hot tub. Whether for family enjoyment or entertaining, the outside space at Stocklea enhances the property's overall charm and appeal.

PROPERTY INFORMATION

Mains water and electrics.
Oil fired central heating.
Septic tank, which the vendor believes is compliant with modern regulations. The septic tank is shared with two other properties and is located within the gardens of Stocklea.
According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, O2, Vodaphone and Three. For further information please see the Ofcom website.
what3words ///briefer.mealtime.modifies



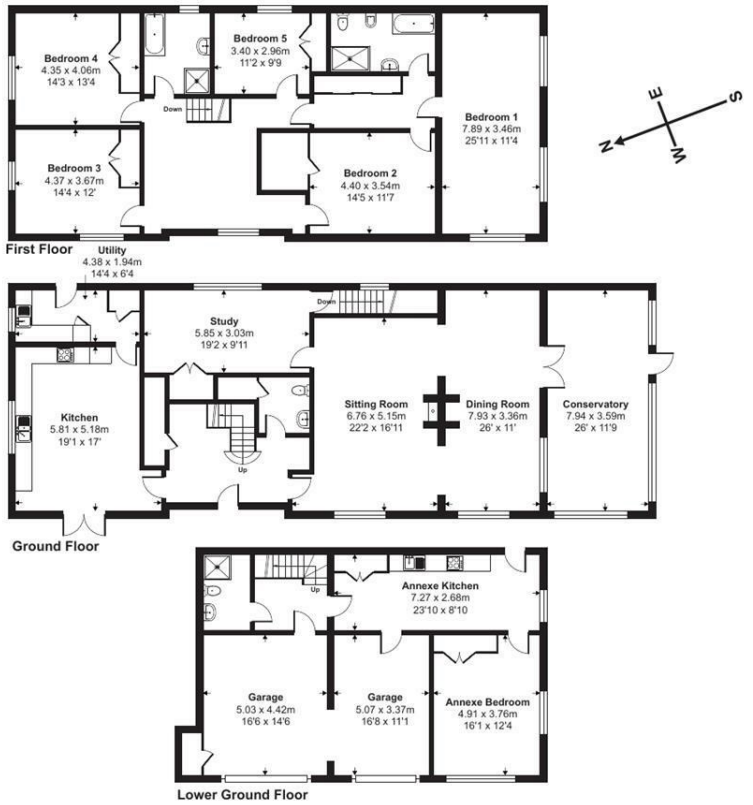




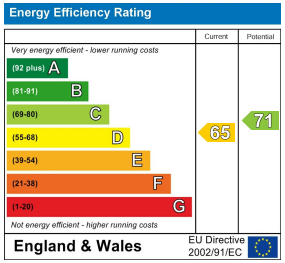
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Approximate Area = 3965 sq ft / 368.3 sq m
Garage = 439 sq ft / 40.7 sq m
Total = 4404 sq ft / 409 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1298049



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