



The Old Post Office



The Old Post Office

Peters Marland, Torrington, EX38 8QB

Great Torrington 4.3 miles Bideford 10 miles Peppercombe (coast) 14 miles

A spacious and impressive property with large grounds and barn, in a picturesque setting, enjoying fine countryside views.

- 5 Double Bedrooms
- Large Kitchen/Dining/Living Space
- Study
- Potential to create Annexe
- Council Tax Band 'D'
- Approx. 0.80 Acres
- 2 Reception Rooms
- Pretty Gardens & Grounds
- Paddock & Barn with potential (stp)
- Freehold

Offers In Excess Of £625,000

Situation

The Old Post Office is situated just to the west of the idyllic, rural parish of Peters Marland, set within the heart of the picturesque, North Devon countryside, Steeped in history, the parish is centred around the Church of St Peter and offers a quintessential, rural lifestyle, with a network of public footpaths and bridleways providing excellent opportunities to explore the surrounding countryside. The nearby market town of Great Torrington (4.3 miles) offers an excellent range of daily amenities and facilities, including: Pannier market, arts centre, supermarkets, leisure facilities, a broad range of independent and artisan shops/businesses and schooling for all ages. The popular North Devon coastline, including the sandy beaches of Westward Hol, Instow and Appledore, is within comfortable driving distance, offering coastal walks, water sports, historic quays, and an excellent choice of pubs and restaurants.

Description

The Old Post Office is a large and impressive family home that has been extensively remodelled and renovated throughout, offering spacious and contemporary accommodation complemented by historic details and character. The versatile accommodation currently includes two reception rooms, a spacious kitchen and dining room, a study and five double bedrooms. The double bedroom and bathroom on the ground floor will appeal to those who may require single-level accommodation. Combined with the study and independent access, this area could potentially provide ancillary accommodation. There is plumbing in place for the addition of en-suites to two bedrooms, if desired. The extensive and pretty gardens extend to approximately 0.8 acres, offering privacy and sanctuary, with wonderful views over open and unspoilt countryside. There are various outbuildings, including an enclosed pole barn in a small paddock, which could provide potential for conversion (subject to planning). The property is available immediately.



Accommodation

The part-glazed and bespoke front door is set within a pretty, open stone porch, with delicate oak columns supporting a slate roof, leading into the ENTRANCE HALL, with slate flooring, space for seating, staircase leading up with storage beneath, cupboard for coats, and doorways to the SITTING ROOM, SNUG and HALLWAY, leading to the UTILITY ROOM. The utility room has a slate floor and is fitted with a range of contemporary blue units with contrasting worktops over, space and plumbing for white goods, a stainless-steel sink and drainer, and double doors leading out to the courtyard and gardens. The SNUG, with multifuel fire set within an inglenook fireplace, has a whitewashed beamed ceiling and stable door opening to the front garden. The SITTING ROOM, with oak flooring and twin windows, has seating focused around the large inglenook fireplace, with bread oven and inset wood-burning fire on a slate hearth. There is a door to the inner hallway and a door to the KITCHEN & DINING ROOM, with slate flooring and fitted with a comprehensive range of stylish dark blue units with oak worktops over and tall white tiled splashbacks. Appliances include a five-ring Range cooker with extractor hood over, Belfast sink, space and plumbing for white goods, tall fridge/freezer, and a door to the pantry. The dining area accommodates a family table, with double doors opening to the courtyard and gardens. An inner hallway leads to BEDROOM 3, a double room with a double aspect and Velux windows, with double doors opening to the courtyard and gardens. The STUDY / BEDROOM 5 has a double aspect and Velux window. The SHOWER ROOM has a slate floor, vanity unit with mirror above, shower, basin, WC and heated towel rail.

The staircase leads to the FIRST FLOOR, providing four bedrooms and the family bathroom. BEDROOM 1 is an impressive room with the benefit of a double aspect, Juliet balcony, Velux windows, vaulted ceiling and en-suite WC and basin. BEDROOM 2 is a double room with a large wardrobe cupboard and plumbing in place for an en-suite. BEDROOM 3 is a double room with an integrated wardrobe/cupboard and plumbing in place for an en-suite. BEDROOM 4 is a double room with fitted wardrobes/cupboards. The opulent FAMILY BATHROOM has a white suite comprising an oversized roll-top bath, basin with vanity unit beneath, rainfall shower and WC.

Gardens & Grounds

The gardens and grounds extend to approximately 0.8 acres in total and are currently divided into three main areas. The gated driveway opens into the 'top garden', which is predominantly laid to lawn and provides parking for multiple vehicles. The driveway continues through a gateway into the main gardens, leading to a tall, double carport, with a further parking area in front and a large shed to the side. The extensive 'main gardens' are predominantly laid to lawn and bordered by thick, mature hedgerows and post-and-rail fencing, with pretty planted beds and seating areas. A sheltered gravel terrace surrounds the house, bordered by a pretty dry-stone wall and featuring a well. The front garden is enclosed by a low picket fence and is predominantly lawned, with original stone cobbles and a number of small buildings, including a former 'Smithy' and 'Goat Shed'. There are mature fruit trees, including kiwi and walnut, together with a gateway providing pedestrian access to the lane. At the northern end of the property, above and with gated access from the driveway, is a small paddock enclosed by post-and-rail fencing. It contains an enclosed pole barn (33'7" x 14'11"), duck pond and enclosure. There is also an alternative independent vehicular access via a right of way and separate gate.

Services & Additional Information

Services: Mains water and electric. Private drainage. Oil central heating.
Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Poor / Three - Good / Vodafone - Variable (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX38 8QB (Not to be relied upon)
What3words: craftsman.loans.scaffold



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

