

gth





Hobsons, High Bullen, Torrington, Devon, EX38 7JA

Instow 9.8 miles; Barnstaple 10.3 miles; Exeter 33.8 miles

 1  3  1  108.3sqm

A fantastic opportunity to acquire a well-proportioned bungalow with tremendous potential, offered for sale with vacant possession and no onward chain.

Freehold Guide Price £280,000

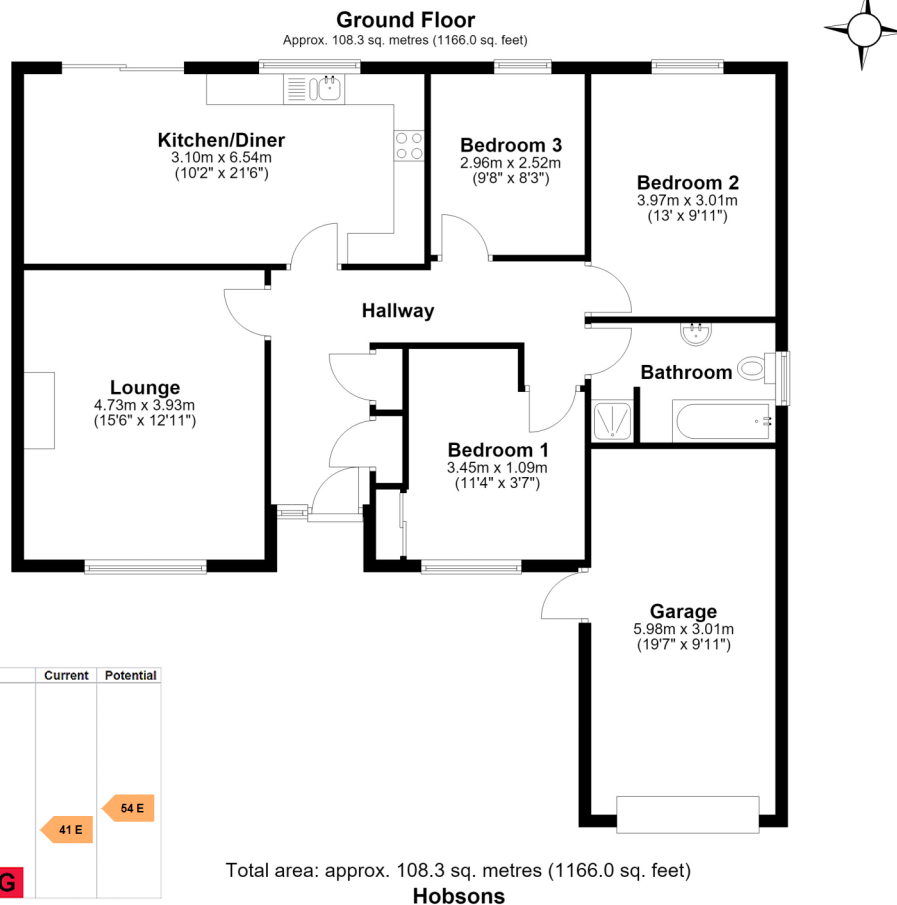
DESCRIPTION

Offered to the market with no onward chain, this detached three-bedroom bungalow presents a rare opportunity to acquire a spacious home in need of refurbishment, allowing purchasers to create a property tailored to their own tastes and requirements.

The accommodation extends in excess of 1,100 sq ft and comprises an entrance hall, generous lounge, spacious kitchen/dining room, three bedrooms and a family bathroom. An attached garage provides useful storage or potential for conversion, subject to the necessary consents.

Occupying a mature plot, the property benefits from enclosed gardens with a patio area and established shrubs, offering excellent scope for landscaping and outdoor enjoyment. To the front, there is driveway parking and access to the garage.

Requiring updating throughout, the bungalow offers significant potential for improvement and enhancement, making it an ideal prospect for developers, investors or those seeking a project in a desirable setting.



SERVICES & OUTGOINGS

We understand that mains electric, water are connected to the property. Calor Gas Tank. Private drainage.

Council Tax: Torridge Council—Band D.

SITUATION

High Bullen is a small rural hamlet near Great Torrington in North Devon, surrounded by rolling farmland and open countryside. Situated in the parish of St Giles in the Wood, it offers a peaceful, traditional Devon setting with far-reaching views and easy access to the surrounding villages and market town.

The nearby market town of Great Torrington (approximately 2 miles away) offers a wide range of local amenities, including independent shops, cafés, pubs, supermarkets, a community hospital, and schools. The town is steeped in history, renowned for its Civil War heritage and thriving arts scene, with The Plough Arts Centre hosting theatre, cinema, and exhibitions. Great Torrington is also home to the famous Torrington Commons—365 acres of scenic countryside with woodlands and riverside walks, providing a stunning natural backdrop right on the town's doorstep.

For nature lovers, the surrounding area is rich in walking and cycling routes. The Tarka Trail, one of the UK's longest continuous traffic-free walking and cycling paths, runs close by and offers spectacular views across the Torridge Valley. RHS Garden Rosemoor, a renowned 65-acre garden, is just a short drive away and is a major attraction in the area.

The stunning North Devon coastline is within easy reach—Westward Ho!, Instow, and Saunton Sands all offer beautiful beaches, perfect for walking, surfing, or simply relaxing by the sea. For commuters or those needing to travel further afield, Barnstaple is around 25 minutes by car and provides mainline rail links along with broader shopping and business facilities. Tiverton is also under an hour's drive away and offers a fast train service to London, making the area both accessible and exceptionally well connected.

DIRECTIONS

What3words:///chestnuts.title.blocking

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Brick

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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