



Directions

From Bideford Quay, depart in a westerly direction out of the town on the A386, signposted Torrington. After passing through Landcross, turn right signposted Holsworthy, and continue through the villages of Saltrens, Monkleigh and Frithelstockstone, until you reach Stibb Cross, turn left at the crossroads. Follow the road leaving Stibb Cross for approximately 1.5 miles and take a right hand turn opposite the village hall. Follow this road for approximately 100 yards and turn right - the property will be found immediately on your left hand side. The journey is about 8-10 miles and should take around 20-25 minutes by car depending on traffic.

**Looking to sell? Let us
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for free!**

Call 01237 879797

or email bideford@phillipsland.com

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Delightful 3 Bedroom Cottage

Rosevale, Langtree, Torrington, Devon EX38 8NS

Offers In The Region Of

£375,000

- Three Bedroom Period Cottage
- Large Outbuilding
- Circa 300 Years Old
- Village Location
- Garage & Driveway Parking
- MUST BE VIEWED
- Three Reception Rooms
- Period Features Throughout



Rosevale is a very pretty and characterful semi-detached, three-bedroom cottage, believed to be around c.300 years old and once part of the historic Clinton Estates.

Bursting with charm and original features, the home combines timeless character with practical modern comforts, and it also benefits from a large double garage outbuilding - fully equipped with electricity, water, and lighting, offering superb workshop space, storage, or hobby potential. There is also generous driveway parking for up to four cars.

Step inside through the striking solid oak front door, and you'll immediately appreciate the cottage's warmth and heritage. The property boasts two woodburners, each creating a wonderful focal point within the reception rooms. The cosy lounge is a snug retreat with a large inglenook fireplace full of rustic charm, while the dining room provides a more formal setting, perfect for entertaining family and friends.

The kitchen is thoughtfully designed with a range of traditional wooden units, ample preparation space, and a lovely outlook over the garden. It's an inviting space for those who enjoy cooking at home, flowing naturally into a sun room/breakfast area with doors that open onto the south-facing rear garden. In the other direction, you'll find a utility room with room for white goods and a convenient ground-floor shower room.

Upstairs, there are three generously sized bedrooms and a family bathroom, offering comfort and flexibility for family living. With low light pollution in the area, the bedrooms also provide the perfect setting to simply lie back and enjoy the night sky.



Outside, the garden is a true highlight. With a large lawn area, plenty of established shrubs, colourful borders, and quiet corners to sit and relax, it is both a peaceful retreat and a pretty haven for wildlife. The layout offers ample space for alfresco dining, entertaining, or simply enjoying the sunshine throughout the day thanks to its south-facing aspect.

The home sits in the heart of Langtree, a friendly village with a strong sense of community. The village hall regularly hosts social events, clubs, and gatherings, making it easy to feel part of local life. The surrounding countryside is dotted with charming villages, while the nearby market town of Great Torrington provides everyday amenities, schools, and shops.

For a wider range of facilities, the historic port town of Bideford and the beautiful North Devon coastline with its stunning beaches are only a short drive away, offering the best of both rural living and coastal adventures.

Room list:

Entrance Hall

Lounge

4.5m x 2.74m (14'9" x 8'11")

Dining Room

4.5m x 2.74m (14'9" x 8'11")

Family Room

3.25m x 2.64m (10'7" x 8'7")

Kitchen

3.25m x 2.2m (10'7" x 7'2")

Utility Room

1.65m x 2.24m (5'4" x 7'4")

Shower Room

1.78m x 1.47m (5'10" x 4'9")

Bedroom 1

4.57m x 3.43m max (14'11" x 11'3" max)

Bedroom 2

3.25m x 3.2m (10'7" x 10'5")

Bedroom 3

2.92m x 2.84m (9'6" x 9'3")

Bathroom

2.18m x 1.65m (7'1" x 5'4")

Double Garage / Car Port

4.98m x 5.3m (16'4" x 17'4")

Workshop / Store

2.6m x 1.68m (8'6" x 5'6")

Services

Mains electric and water.

Electric heating.

Septic tank (shared with two other properties).

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

