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Charming 2/3 Bedroom House
99 Well Street, Torrington, EX38 7BN

Guide Price

£236,000

- 2/3 Bedroom Town House
- Modernised Throughout
- Gas Central Heating
- A Must View
- Views Over Surrounding Countryside
- South-Facing Sunny Garden
- Double Glazing
- Character Features
- Close To Local Facilities
- No Onward Chain

Directions

From Bideford, head south out of town on the A386 (Torrington Lane), following signs for Great Torrington and Okehampton. Continue along the A386 for approximately six miles, enjoying the countryside as the road winds towards Torrington. As you approach Great Torrington, remain on the main road as it leads you into the town. Follow signs for the town centre, then turn onto Well Street, which runs through the centre of Torrington. Continue along this road and you will find number 99 Well Street on your right hand side.

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or email bideford@phillipsland.com

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Room list:

Entrance Hallway

Lounge
5.77 x 4.15 (18'11" x 13'7")

Kitchen/Diner
5.79 x 2.73 (18'11" x 8'11")

Bedroom 1
4.19 x 3.58 (13'8" x 11'8")

Bedroom 2
2.92 x 2.73 (9'6" x 8'11")

Bathroom

Bedroom 3 / Attic

This charming 2/3 bedroom home has been thoughtfully refurbished and updated in recent years to create a stylish and comfortable living space. Improvements include tasteful redecoration throughout, a beautifully updated kitchen and bathroom, and the addition of a characterful woodburner in the lounge, all combining to give the property a fresh yet welcoming feel.

Entering through the porch, you step into a welcoming hallway with stairs rising to the first floor. From here, the home opens into a generously proportioned sitting room measuring over 18 feet in length.

This bright and inviting space enjoys a front-facing window and is centred around a striking feature fireplace, now enhanced by a woodburning stove which creates a cosy focal point for relaxing evenings.

To the rear of the property lies an impressive open-plan kitchen and dining space, designed with both everyday living and entertaining in mind. Recently updated, the kitchen is fitted with a range of Shaker style base and wall units complemented by state-of-the-art Minerva worktops.

There is a double gas oven with five-ring-ring gas hob, an integrated dishwasher and inset sink, while two side windows and French doors allow plenty of natural light to flood the room. The dining area comfortably accommodates a dining table and chairs, and the French doors open directly onto the garden, framing views across the surrounding countryside.

Upstairs, the first floor offers two well-proportioned double bedrooms. The main bedroom sits at the front of the property and enjoys a bright aspect through a large window, while the second bedroom features a characterful exposed stone wall, ornamental fireplace and delightful views across the Torridge Valley. The bathroom has also been tastefully updated and is beautifully appointed with a large bath and mains-fed shower, a vanity basin with 2-drawer storage below, and a WC. Travertine tiling adds a luxurious touch.

The second floor comprises a large, light and airy loft room with a Velux window to the front and a large dormer window with expansive views over the countryside at the back. Inbuilt cupboards and drawers include a large bottom drawer designed to hold a single mattress providing a spare bed. This lovely space could be used as a third bedroom, office or another reception room, as well as offering ample storage space.

Outside, the sunny, south-facing rear garden provides a wonderful place to relax and enjoy the peaceful surroundings. A large patio sits directly behind the house, ideal for outdoor dining and with lovely views over the surrounding countryside. A pergola at end of garden offers another seating area. The pretty, mature garden has a range of shrubs, trees and flowers, and lawned areas. A garden shed provides useful storage and there is a firewood store at the side of the house.

The property is conveniently located within easy walking distance of the centre of the historic market town of Great Torrington. The town offers a wide range of amenities including independent shops, supermarkets, the traditional pannier market and the highly acclaimed Plough Arts Centre. Torrington Common is a short walk with 20 miles of footpaths through its 365 acres of ancient woodland, heathland, wildflower meadows by the River Torridge. The nearby Tarka Trail provides excellent opportunities for walking and cycling through 180 miles of unspoilt countryside and the stunning North Devon coastline is just a short drive away. The larger towns of Bideford and Barnstaple are also easily accessible.

Services

All mains connected. Gas central heating.

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

