

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Characterful Period Riverside Cottage
4, Taddiport Torrington, Devon EX38 8AT

Guide Price

£285,000

- End-Terraced Cottage
- 3 Double Bedrooms
- River Fronted Garden
- Quaint & Quirky Accommodation
- Parking
- Fishing Rights
- Much Charm and Character
- Solar Panels + Storage
- Must Be Viewed!

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

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Room list:

Entrance Hall

Sitting Room

4.78m max x 4.17m (15'8" max x 13'8")

Kitchen/Diner

6.96m x 2.49m (22'10" x 8'2")

Rear Porch

Bedroom 1

3.96m max x 3.48m max (13' max x 11'5" max)

Bedroom 2

4.65m x 2.95m (15'3" x 9'8")

Bedroom 3

3.66m x 2.62m (12' x 8'7")

Shower Room

2.62m x 2.49m (8'7" x 8'2")

Outside

To the front and side of the property there is off-road parking, with the side space suitable for a small vehicle only. Additional unrestricted on-road parking is also available.

The mature rear garden is situated slightly offset to the rear of the property and is predominantly laid to lawn, with a variety of trees, shrubs and planting. There is also a raised seating area with a pergola over, providing an attractive space for outdoor relaxation. The garden directly adjoins the River Torridge, upon which, we are advised by the seller, the property enjoys fishing rights.

Within the garden there is a utility/storage building measuring approximately 10'10" x 7'6", which has electricity, water and drainage connected, together with plumbing for a washing machine.

Agent's Note: Solar panels are installed on the front roof elevation of the property, together with a battery backup system. These are owned outright with the property. For further information, please contact the selling agents.



4 Taddiport comprises a delightful end-terraced, PVC double-glazed and gas centrally heated period cottage, full of charm and character. The accommodation is arranged over two storeys and is pleasantly situated overlooking and adjoining the River Torridge, upon which it enjoys fishing rights.

The spacious accommodation retains a number of character features, including fireplaces, picture rails and slate flooring, which blend attractively with modern facilities. Overall, this represents a superb opportunity to purchase a characterful cottage in a popular location that would provide a comfortable family residence. An early internal inspection is strongly advised to avoid disappointment.

In brief, the accommodation offers a warm and welcoming, spacious entrance hall with a staircase leading to the first floor. There is a cosy sitting room featuring a multi-fuel stove set within an attractive fireplace and wooden window shutters, with open access to a 23' kitchen/diner enjoying river views. The kitchen is fitted in a cottage style and includes an integral hob with an extractor hood above, an island unit providing additional storage, and an ornamental fireplace at one end. From this room, a rear porch provides access to the garden.

The first floor features a wide landing with loft access, three double bedrooms (two with integral wardrobes), and a well-appointed, generously sized shower room fitted with a three-piece suite.

Taddiport is a small hamlet set on the banks of the River Torridge, with a thatched inn/restaurant and places of worship, along with a regular bus service passing the front door of the property. Torrington is one of North Devon's market towns and offers a selection of independent retailers, along with schooling for all ages. Within walking distance are 365 acres of accessible common land.

Approximately 15 minutes' drive away is the port and town of Bideford, offering a wider range of amenities, with the former fishing village of Appledore and the coastal resort of Westward Ho! beyond. Barnstaple, North Devon's regional centre and home to the area's main shopping, business and commercial venues, is approximately 20 minutes away by car.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

