



**35 Dartington Fields**  
Torrington | EX38 7DL

**JAMES FLETCHER**  
POWERED BY **exp** UK



### 35 Dartington Fields

Commanding far-reaching views over rolling countryside and conveniently located on the edge of town, this impressive family home is perfectly-placed within this popular residential location. Immaculately presented and recently upgraded throughout, the property boasts well-planned and adaptable accommodation, along with off-road parking and a generous West-facing garden to the rear, taking full advantage of the afternoon sun and magnificent sunsets. Within walking distance of nearby shops, parks and schools, the property is perfect for those seeking space and convenience, or even dual occupancy with flexible space for grown-up children or a dependent relative.

Great Torrington is a charming market town, brimming with rich history and natural beauty, offering stunning vistas and an abundance of outdoor activities, from scenic walks along the Tarka Trail and Torrington Commons, to exploring the lush surroundings of RHS Garden Rosemoor. The town itself boasts an array of independent shops, cafes, and the renowned Plough Arts Centre providing a cultural hub. Perfect for families and those seeking a peaceful yet connected lifestyle, Torrington combines rural tranquillity with easy access to the larger towns of Bideford and Barnstaple.

Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

Stepping into a convenient porch, the property opens to an inviting entrance hall, welcoming you into the home and providing stairs to the first floor. The hallway then flows seamlessly into the spacious, open-plan lounge & snug, enjoying an aspect at the front of the home and opening to the dining area/garden room at the rear, with double double doors to the garden. The kitchen is also found at the rear of the home and has been well-fitted with a range of work-surfaces comprising a ceramic 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a useful pantry cupboard and built-in appliances including a large oven and 5 ring gas hob with stainless steel extractor over, a large fridge, a microwave and a dishwasher. Off the kitchen is a convenient utility with a range of units matching the kitchen and comprising a stainless steel sink and drainer, built-in freezer, space and plumbing for a washing machine and tumble dryer, along with a useful storage cupboard and door to outside.

In addition, the ground floor accommodation also provides an adaptable home office/bed 5, found at the front of the home, with an ensuite fitted with a shower, low-level W.C and wash basin with vanity unit below. This space offers tremendous flexibility to work from home or as a treatment room, guest accommodation or opportunity for dual occupancy for grown-up children or a dependent relative.

Stairs rising to the first floor open to a spacious landing leading to 4 bedrooms and the family bathroom. The primary suite is found at the rear of the home, enjoying built-in mirrored wardrobes and fine views over fields to the rear, along with a well-fitted ensuite comprising a shower, low-level W.C and wash basin with vanity unit below. There are 2 further double bedrooms found at the front of the home, both with built-in wardrobes, whilst the 4th bedroom, also found at the front of the home, is currently utilised as a second home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin with vanity unit below.

## OUTSIDE & PARKING

The property is approached at the front by a private driveway providing off-road parking, along with a manageable front garden. Additional off-road parking is also available nearby with a resident's permit. To the rear of the property is a generous garden, enjoying a West-facing aspect taking advantage of the afternoon and evening sun along with magnificent sunsets over the rolling countryside. The garden enjoys a raised patio and composite decking with steps down to a level lawned garden, the perfect place for kids to have a kick about or those with 'green fingers'. In addition, there is a large workshop/store, with light and power connected (approx. 4.61m x 3.33m). This space is currently utilised as a home gym/workshop but could also make for a summerhouse or a garden bar.

## VIEWINGS

By appointment only with the sole selling agent.





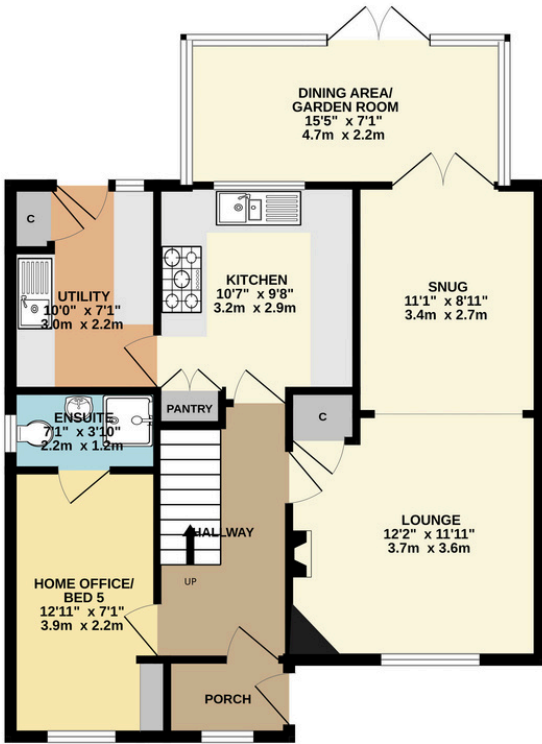




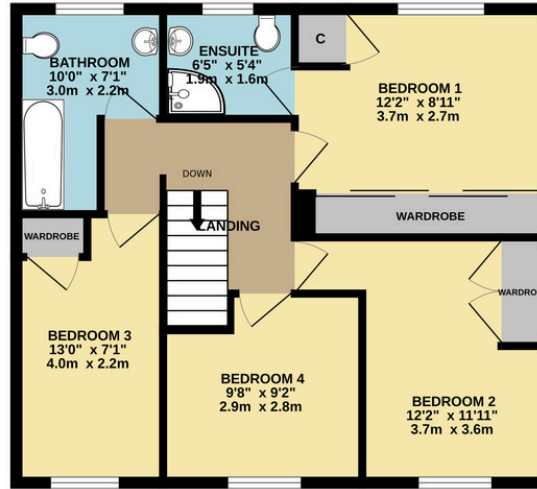




GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

35 DARTINGTON FIELDS, TORRINGTON

TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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