



I Beara House, Dragon Hill, Langtree,  
Torrington, Devon EX38 8NE





# I Beara House, Dragon Hill, Langtree, Torrington, Devon EX38 8NE

Situated in a most sought after position, being on the edge of the village, within walking distance of a pub and with just one immediate neighbour, is this charming three bedroom period cottage dating from the 14<sup>th</sup> Century. It boasts a garage, workshop, home office, gardens, paddock and far reaching views, set in grounds extending to about  $\frac{3}{4}$  acre.

A most appealing semi-detached period cottage dating from 14<sup>th</sup> Century with bags of character and yet not listed. Its many traditional features include thick stone and cob walls, recessed sash windows, exposed timbers, inglenook and working open fireplaces. This spacious home has been lovingly and sympathetically restored over a number of years by the current owner. It retains much charm and but boasts modern conveniences such as under floor heating and a halogen hob.

It offers very flexible accommodation including 2/3 bedrooms and 2/3 receptions rooms, a kitchen with a Redfyre range cooker, bath and shower rooms. Outside there is a useful Home Office with its own access, a garage and workshop.

- Character home
- Bespoke Kitchen
- Three Double Bedrooms
- Dining Room with large inglenook fireplace
- Sitting Room with exposed timbers
- South facing garden
- Home Office
- Workshop & Garage
- Pasture paddock
- Edge of village location with fine countryside views

**Services:** Mains water to cottage and paddock,  
mains electricity; shared private  
drainage

**Local Authority:** Torrington District Council

**Council Tax:** Band C.

**Tenure:** Freehold.









## SITUATION

The cottage is situated on the rural fringes of the village of Langtree, in this wonderfully unspoilt part of Devon, approximately equidistant between Dartmoor and Exmoor and only 10 miles from the coast. It is close to all three towns of Bideford, Torrington and Holsworthy. Langtree Village has an infant school, a village shop, public house, village hall and church. The historic town of Great Torrington is only 4 miles away, which offers a complete range of amenities including shops (including an M&S Food), medical facilities and schools. There are a good selection of sporting and leisure facilities within the area and the nearby Tarka Trail offers excellent walking and cycling. The area is one of natural outstanding beauty with acres of commons land. The ancient Port and Market town of Bideford is approximately 6 miles in distance from Torrington. Barnstaple the region's main town, is situated approximately 11 miles distance which in turn gives access to the M5 motorway at Junction 27 (Tiverton).

## THE COTTAGE

Extensively renovated in 2002/03 the cottage has been re-plastered throughout and also benefits from complete rewiring, new plumbing, new sanitary ware, hot water tank, a new oil tank (2014) and the gardens have been extensively landscaped. Electric underfloor heating with energy efficient predictive thermostats have been installed in the kitchen, dining room, shower and bathrooms. Throughout the remainder of the property, night storage and programmable electric panel heaters were replaced in 2011.

**For approximate dimensions see floorplan.**

**LOBBY/SUN ROOM:** South facing with part timber, part uPVC double glazed on three sides, this room was substantially renovated in 2016. It is great place for over wintering tender plants, boot and coat storage or for drying off wet dogs!

**HALLWAY:** With deep under stairs storage cupboard, Travertine flooring and doors to:

**SITTING ROOM:** This welcoming, south facing room features exposed ceiling and wall timbers. The open fire is surrounded by a highly individual, ornate, moulded fireplace.

**DINING ROOM:** Again boasting much character, a generous room featuring exposed beams, wooden latched doors, a recessed bookcase and splendid inglenook fireplace. The window seat overlooks the mature gardens. Travertine flooring, with underfloor heating adds a practical but stylish finish underfoot.









**KITCHEN:** Very much in keeping with the character of the cottage, the owner has designed and fitted a bespoke, locally made, country style kitchen with solid pine units. It also boasts a halogen hob, solid maple worktop with Belfast sink, space and plumbing for white goods, exposed stone feature walls and slate flooring. The Redfyre range ensures this room is always warm and cosy when returning from those long country walks.

**BATHROOM:** A Nordic-style pine clad room with a high ceiling and velux window. There is a corner spa bath, low level W.C. and vanity unit with wash hand basin along with a timed heated towel rail and slate flooring.

**SHOWER ROOM:** With corner shower cubicle, low level W.C., corner sink and electric towel rail. Slate flooring.

**FIRST FLOOR LANDING:** A split level landing, with much character, including exposed wall timbers. Doors to:

**Bedroom 1:** With far reaching countryside views and a large built in airing cupboard which may have the potential to provide an ensuite shower room. Radiator (from Redfyre) and panel heater. Interesting bespoke wall mural.

**Bedroom 2:** A further good size double room enjoying delightful with views over the gardens and countryside. Victorian style fireplace and panel heater

**Bedroom 3** (Currently used as an office): To the rear, with views over the paddock and towards the village and church. Boasting and an extensive range of modern built in furniture.

## GARDENS AND GROUNDS

This pretty cottage is complimented by most attractive and useful gardens and grounds. To the front of the cottage is a lovely landscaped garden with a pond and working electric water feature, mature shrubs and flower beds and bordered by a hedgerow. Stepping stones lead to a patio area with mature shrubs. To the rear of the property is a delightful patio, with a built-in barbecue. From here steps lead up to the gently sloping paddock which extends to approximately half acre. There is vehicular access at the top, just below a wildlife garden. Power and water both are available in the paddock. There is also a shed with power and light and two cultivated areas with mature soft fruit trees and space for vegetables.

## OUTBUILDINGS

I Beara House is fortunate to have various outbuildings, which are sure to be of interest to potential buyers. Enjoying its own access is a separate, dual aspect **Home Office** about 5.16m x 2.62m with one timber and one UPVC window, taking in views towards the garden. Power and light are

connected and there was previously a separate telephone line installed. Attached to the office is a substantial stone built **Workshop** approximately 5.2m x 3.8m with an original cobbled floor and power and light connected. The detached **Garage** 6.44m x 4.17m is part block and part stone built and behind this is a south facing greenhouse.

## DIRECTIONS

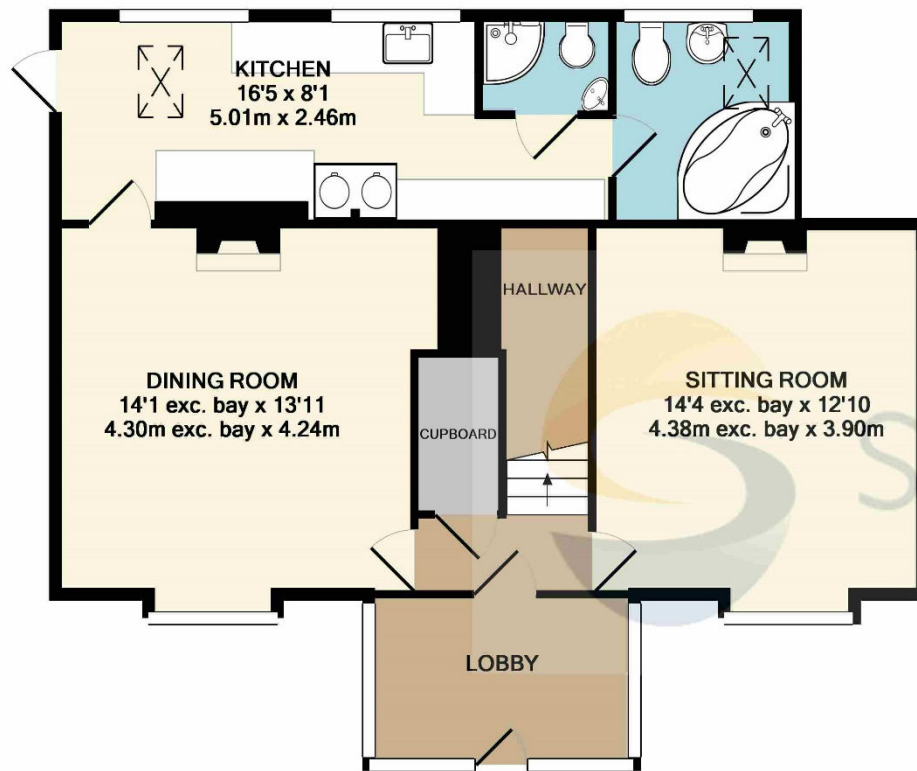
Leave Bideford on the A386 towards Torrington. On the edge of town, turn right opposite the Commons signposted Langtree. Continue along this road for about 3 miles until reaching the village. Take the first left with the pub on the corner and follow for approximately 0.2 miles where the property can be found on the right hand side. Drive past the cottage and park by the garage. Once parked up, walk back up the road to the gate for access into the property.







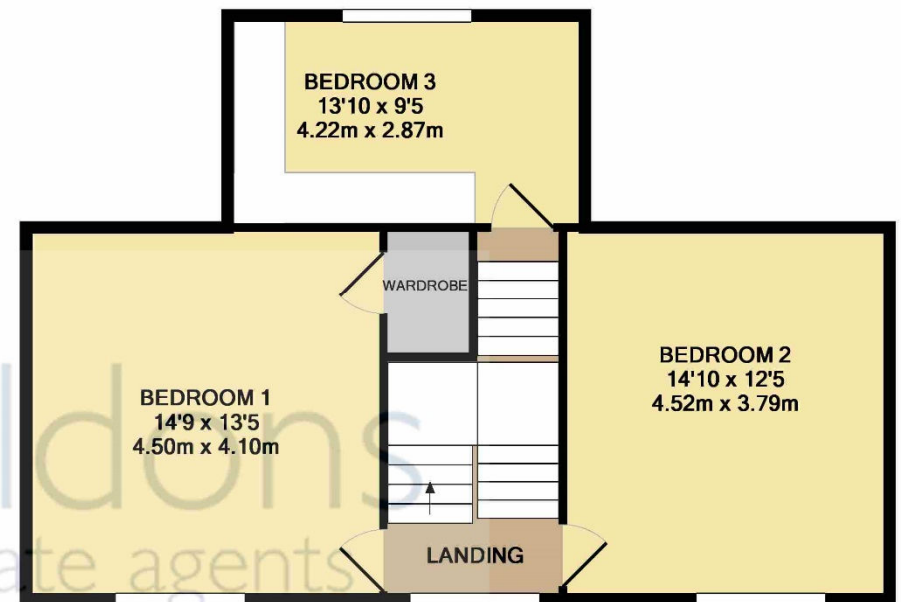




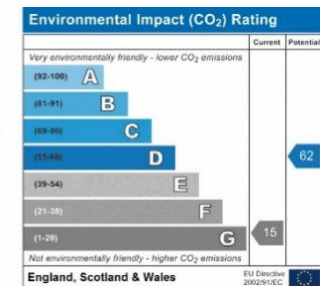
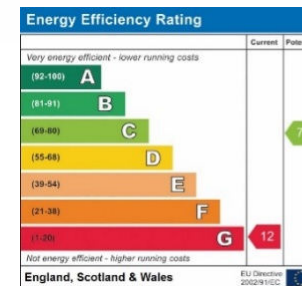
GROUND FLOOR  
APPROX. FLOOR  
AREA 775 SQ.FT.  
(72.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1372 SQ FT (127.4 SQ M)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of any doors, windows and 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.



1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.4 SQ.M.)



01237 477997

15 The Quay  
Bideford  
Devon  
EX39 2EZ  
enquiries@seldonestateagents.co.uk  
www.seldons.co.uk

**seldons**  
estate agents