



Priory Cottage
Frithelstock, Torrington, Devon EX38 8JH

Price Guide £290,000

A unique renovation opportunity and a complete 'blank canvas'

Situated in the small village of Frithelstock is a detached family house and garden backing on to open fields - benefitting from its own gated driveway and plenty of parking. The house provides generous 4 bedroom accommodation, a useful detached garage workshop & first floor office – all enjoying superb countryside views.

*The property has been prepared for a programme of works with the removal of all heating, floorings, some ceilings and plumbing plus there has been some unfinished re-modelling of internal walls representing a good opportunity for a small developer to complete.

- 4 Double Bedrooms (including loft room)
- 2 Reception rooms
- Good space for new kitchen and/or utility/shower room
- Detached garage with adjoining kitchen & first floor office.
- Level lawned garden
- Quiet location
- Lovely countryside views



The village of Frithelstock has a parish church and some historic priory ruins whilst the neighbouring hamlet of Frithelstockstone has a strong community spirit and well used Villager Hall and playing fields. The nearest village is Monkleigh (1.5 miles) which benefits from a village pub, primary school. Torrington is 3 miles away and Bideford (8 miles).

Tenure:

Freehold

Services:

(not necessarily connected at present):

Mains electricity and water

Private septic tank drainage

Council Tax Band: F

Energy Performance Rating: E





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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