



Sunnybank

Torrington | North Devon | EX38 8AG



BY DESIGN

# Key Features

- Elevated edge-of-town setting, offering space, privacy and easy access to Torrington.
  - Far-reaching seasonal views, giving the home a strong countryside backdrop.
  - Characterful period home, with warmth, individuality and a real sense of place.
  - Front orangery / garden room, positioned to enjoy the outlook and natural light.
  - Generous living space, ideal for family life, entertaining and working from home.
    - Flexible accommodation, allowing the layout to adapt as needs change.
      - Mature garden setting, adding privacy, greenery and a country feel.
    - Strong inside-outside connection, making the most of the garden and outlook.
    - Convenient Torrington location, close to shops, schools and everyday amenities.
- Countryside lifestyle, with walks, green space and the wider North Devon landscape nearby.



# The Home

Sunnybank is a substantial period home with the space, character and flexibility that make it work for modern family life. The accommodation is arranged over two floors, with generous rooms, good natural light and a layout that can adapt to changing needs.

The ground floor has a practical balance of living and everyday space. The sitting room connects directly into the orangery-style garden room, which is one of the standout features of the house. With its vaulted ceiling and generous glazing, it draws in the light and makes the most of the garden and valley outlook.

There is also a separate dining room, kitchen and breakfast room, utility, cloakroom and shower room, giving the ground floor a useful and versatile layout. A fifth bedroom or study adds further flexibility, whether for guests, home working or single-level living when needed.

Upstairs, there are four bedrooms, including a principal bedroom with en-suite bathroom. The remaining bedrooms are served by a family shower room, and several rooms enjoy views across the surrounding setting. Sunnybank is a home with proper substance.

It offers the feel and character of an established period house, combined with the space and flexibility needed for family life, guests, working from home and relaxed everyday living.



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# Outside

The gardens are a key part of Sunnybank's appeal, giving the house a private, established setting with a strong connection to the rooms inside.

To the front, terraced planting, mature borders, raised beds and a dining terrace frame the house, with the Torridge Valley forming the backdrop. The orangery-style garden room, with its vaulted ceiling and generous glazing, opens directly into this space, drawing in light, views and greenery.

A covered veranda runs along the front of the house, creating a sheltered place to sit, dine outside or enjoy the outlook. To the rear, the gardens continue with terraced areas, mature planting, a kitchen garden, lawn, and a summerhouse set above the house.

There is also a detached triple garage at the rear, with parking available outside it on the road, adding useful storage and practical space alongside the main driveway and parking.

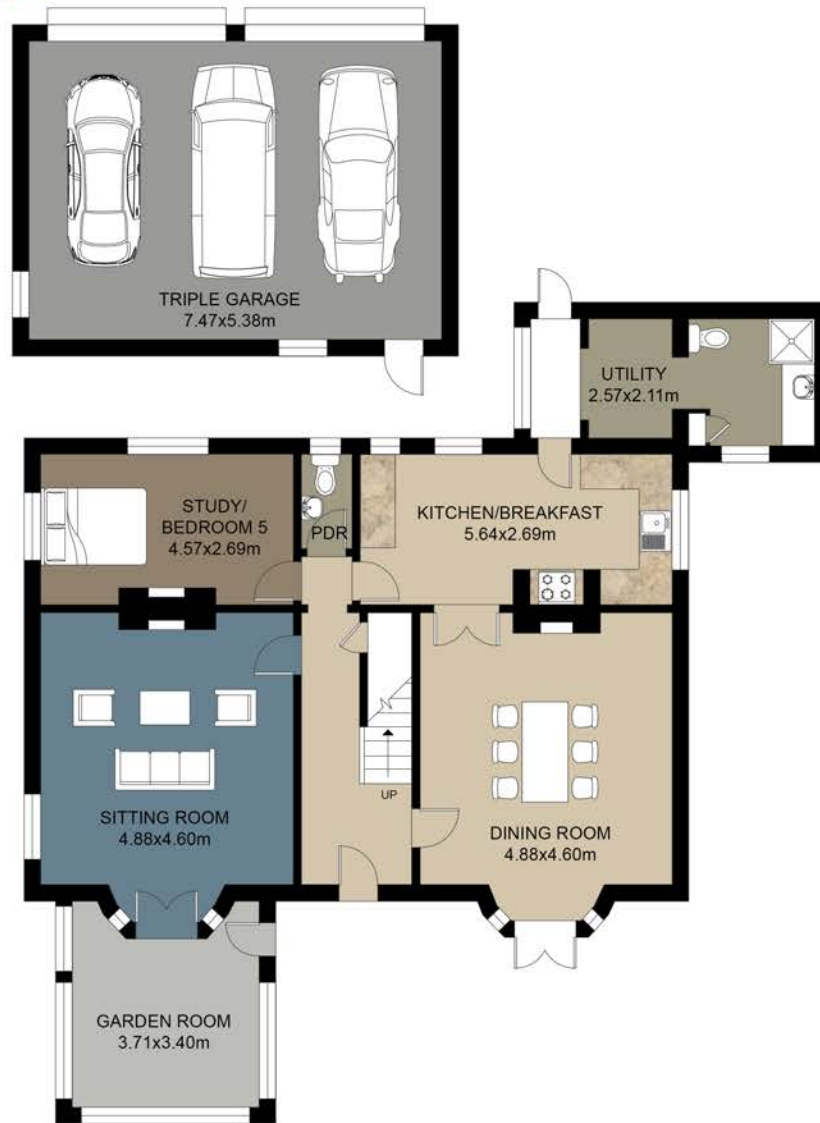
The result is a garden that feels mature, private and usable, with different areas for sitting, growing, entertaining and enjoying the view.







# Floor Plan



GROUND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

# North Devon

North Devon is a place people tend to feel rather than just describe. Its appeal lies in the contrast, long sandy beaches, hidden coves, open moorland, wooded valleys and a coastline that can feel both dramatic and restorative within the same afternoon.

This is a landscape that naturally draws life outdoors. Walkers, swimmers, surfers, golfers, cyclists and those who simply value open space and sea air are well served here. The coastline offers some of the South West's most loved beaches, including Woolacombe, Croyde, Putsborough, Saunton Sands, Instow and Westward Ho!, while quieter coves, cliff paths and estuary walks give the area a softer, more hidden character.

Inland, the scenery changes again. Exmoor National Park opens up a very different world of moorland, wooded combs, river valleys and far-reaching views. The Tarka Trail, the Torridge Valley and the wider network of footpaths and lanes make the countryside part of everyday life rather than something saved for weekends.

There is also something increasingly valuable about the pace of life here. North Devon still feels grounded. The communities are real, the landscape is close, and there is a sense of breathing room that many buyers are now actively seeking. Homes in this part of the world appeal because they offer more than bricks and mortar. They offer space, rhythm, connection and a different quality of life.

Barnstaple provides the main commercial hub for the region, with shops, schools, leisure facilities, healthcare and rail links, while the North Devon Link Road gives access towards the M5, Tiverton Parkway and Exeter. It means North Devon can feel tucked away without being cut off, which is an important part of its appeal.

For many, the decision to move here is not simply about changing address. It is about choosing a life with more landscape in it, more time outdoors, more room to breathe, and a stronger connection to coast, countryside and community.

# Great Torrington

Great Torrington is one of North Devon's most characterful market towns, set above the Torridge Valley and surrounded by countryside, history and open green space. It offers a strong balance of everyday convenience and outdoor lifestyle, with shops, cafés, pubs, supermarkets, schools, leisure facilities, medical services and The Plough Arts Centre all close at hand.

The town is known as the heart of Tarka Country, with more than 360 acres of commons nearby, giving easy access to walking, cycling, wildlife and open countryside. The Tarka Trail is also within reach, following the old railway line through some of North Devon's most attractive river and valley scenery.

RHS Garden Rosemoor sits just outside the town and is one of Torrington's real highlights, offering year-round gardens, events, courses, walks and a popular café. For families, there is local schooling, with wider options across North Devon including Kingsley School in Bideford and Shebbear College.

Bideford is around six miles away, while Westward Ho!, Instow and Appledore are around nine miles away, placing sandy beaches, estuary walks, restaurants and the North Devon coast within easy reach.

Torrington works because it feels grounded, useful and well connected, while still giving immediate access to countryside, coast and the slower rhythm that makes North Devon so appealing.

# Notes

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means.

Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes.

Services and appliances have not been tested. Properties may be withdrawn or sold without notice and availability should be checked prior to viewing.

In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.

Some rooms have been dressed virtually for marketing purposes

Services: All mains connected | Council Tax Band: E & EPC: C



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