



Bond
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Changing Lifestyles

Moorview
West Road
Roborough
Winkleigh
Devon
EX19 8SZ

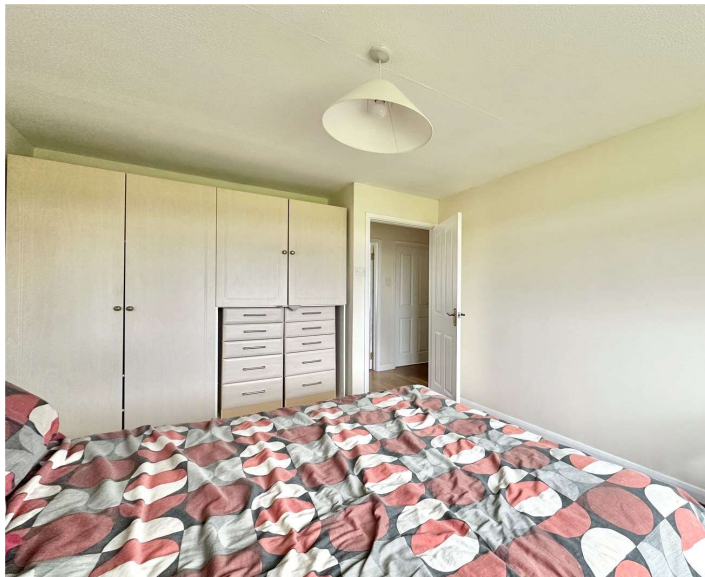
Asking Price: £350,000 Freehold



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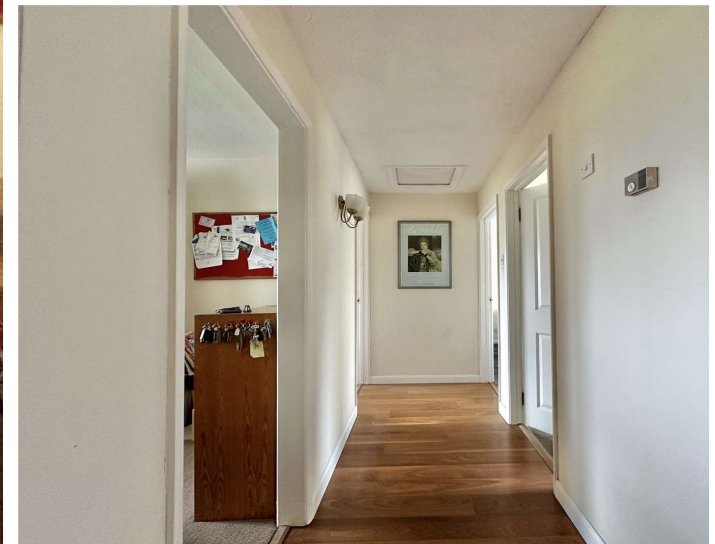
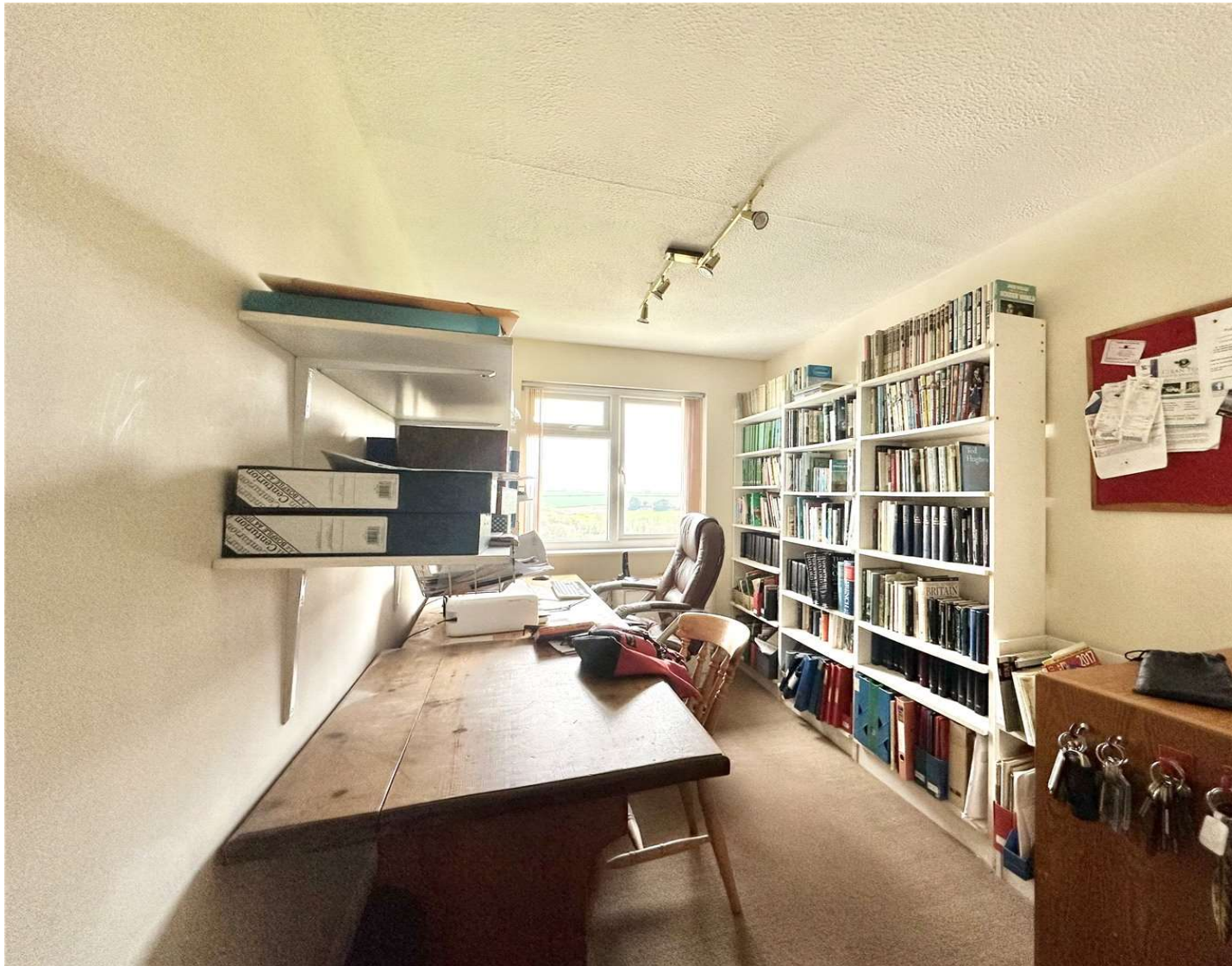


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Welcome to Moorview – West Road, Tucked away in the heart of the peaceful and picturesque village of Roborough, Moorview is not just a property – it's a sanctuary, a lifestyle, and a rare opportunity to embrace the very best of Devon living. This well-appointed three-bedroom bungalow enjoys a commanding position on sought-after West Road and offers one of the most breathtaking panoramic views of the rolling Devon countryside you will ever experience.

From the moment you arrive, Moorview exudes warmth, space, and serenity. A generous front plot welcomes you with mature greenery and a parking space, setting the tone for what lies beyond. Step into the spacious front porch, ideal for boots, coats, or a quiet reading corner, and your gaze is immediately drawn through the bright and airy lounge to the rear of the home. Large sliding doors open to a wide balcony, fitted with a glass balustrade, inviting you to pause and take in the truly stunning countryside beyond – open fields stretching as far as the eye can see.

The lounge is an inviting and relaxing space, perfect for quiet evenings, time with family, or hosting friends. Adjacent to the lounge is the generously sized kitchen diner, offering plenty of room for everyday life and entertaining alike. Whether you're enjoying a quiet breakfast or gathering with loved ones, this space has a natural, welcoming flow.

Each of the three bedrooms is well-proportioned and full of potential – ideal for family, guests, or working from home. The wraparound garden offers an excellent opportunity for gardening enthusiasts, with a layout that allows for creativity and development. It's a peaceful, private space with room to make it your own.

At the rear of the property, you'll find access to a boiler room and a separate store – both with great potential to be transformed into a home office, studio, or hobby room (subject to the relevant permissions). The garage also benefits from power and lighting, adding yet another layer of flexibility to this already versatile home. And then there's the setting arguably the home's greatest treasure.

Roborough is a traditional North Devon village, full of character and charm, where you can enjoy the tranquility of country living with a warm sense of community. Just seven miles from Great Torrington, you'll have easy access to local amenities and schools, while enjoying the best of rural life.

Just a short drive away, you'll discover the renowned Tarka Trail, a scenic and level walking and cycling route that follows the old railway line. Winding alongside the River Torridge and through peaceful woodlands, it passes through iconic spots such as Beam Weir, where Tarka the Otter was born, and continues through Bideford and on to Barnstaple and the coast.

Whether on foot or bike, it's a route that lets you explore Devon's natural beauty at your own pace.

For those seeking adventure, both Dartmoor and Exmoor National Parks are within an hour's drive, offering dramatic landscapes, wildlife, and miles of walking routes. The nearest beach is just 15 miles away, a haven for surfers, swimmers, and anyone who enjoys the sound of waves and salty sea air.

While Moorview meets every practical need, it's the atmosphere that truly sets it apart. This is a home that feels calm, light, and full of possibility. The views, the garden, the peace – they all combine to create a space where life feels just that little bit more beautiful.

But don't take our word for it – only by stepping through the door and seeing it for yourself will you know if this is the one for you. I would be delighted to show you around and help you experience the special qualities of Moorview in person.



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Floor Plan



Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

Directions to find:- From Torrington follow the B3227 towards South Molton and through the village of High Bullen, continue on the road, shortly after at the crossroads take the right hand turning signposted Sherwood Green, follow this road around to the right and continue until reaching Ebberly Cross and take the right hand turning signed for Roborough. Continue along this road and at the T junction turn right and immediately left and continue down into the village of Roborough. At the T junction turn right and after passing the New Inn Pub the property will be located after a short distance on your left hand side with nameplate and For Sale sign clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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Email: torrington@bopproperty.com

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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Office photo to follow
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