



Berescott
Roborough
Winkleigh
Devon
EX19 8SX

Asking Price: £340,000
Freehold



Changing Lifestyles

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torrington@boproperty.com



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Welcome to Berescott set in the heart of Roborough, this stunning three-bedroom detached bungalow offers a beautifully presented home on a generous wrap-around plot, complete with views towards the charming Roborough Church.

Approached via wooden frontage gates, the property immediately provides a sense of privacy and space. The open frontage leads onto a well-maintained plot, with the gardens wrapping around the home and extending to an immaculate rear lawn, bordered by established shrubs and planting. From here, you can truly appreciate the elevated outlook across to the church a peaceful and picturesque setting that changes beautifully with the seasons. The garden also benefits from rear access into the garage, adding practicality to its appeal.

Stepping inside, the high standard of presentation is instantly clear.

The entrance hall provides a welcoming introduction and leads through to the spacious lounge, where a striking open fireplace creates a focal point, perfectly complemented by a bay window that fills the room with natural light.

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From the hallway, you are drawn into the kitchen/diner – a fantastic social space ideal for hosting friends and family. Featuring tiled flooring and a beautiful Rayburn that sets the tone for the room, it blends character with functionality. From the kitchen, there is access into bedroom three, which enjoys delightful views over the garden and towards the church, making it a versatile room suitable as a guest bedroom, home office, or additional reception space.

Returning to the hallway, you will find the recently renovated shower room, finished to a high standard with modern fittings and a clean, contemporary feel. At the end of the hall are bedrooms one and two, both generous doubles. Bedroom one benefits from those same attractive rear views across the garden and towards the church, while bedroom two overlooks the front aspect.



The property has been exceptionally well cared for and thoughtfully updated by the current vendors, resulting in a home that is ready to move straight into while still offering warmth and character throughout.

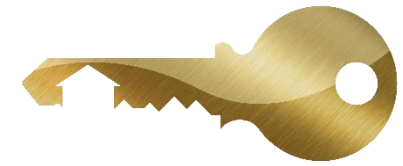
Beyond the property itself, the location offers a wonderful lifestyle balance. Whether on foot or by bike, there are plenty of scenic routes to explore, allowing you to enjoy Devon's natural beauty at your own pace. For those seeking adventure, both Dartmoor and Exmoor National Parks are within easy reach, offering dramatic landscapes, abundant wildlife, and miles of walking trails. The nearest beach is approximately 15 miles away, perfect for surfers, swimmers, or anyone who enjoys the sound of waves and fresh sea air.

This is a truly special bungalow in a sought-after location, combining space, privacy, and stunning surroundings – an ideal home for a range of buyers.

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Floorplan



Directions

From Torrington follow the B3227 towards South Molton and through the village of High Bullen, continue on the road passing the Cranford Inn, shortly after at the crossroads take the right hand turning signposted Sherwood Green, follow this road around to the right and continue until reaching Eberly 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. Upon entering the village of Roborough, take the first little lane on your left (if you get to the T junction with The New Inn, you have gone too far), down behind the church, where Berescott will be found after a short distance on your right hand side with nameplate 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.

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

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Office photo to follow
shortly

