



Bond
Oxborough
Phillips

Changing Lifestyles

1 Sunnyside
Ebberley
Torrington
Devon
EX38 7JS

Asking Price: £430,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 1 Sunnyside, Ebberley, a truly delightful period semi-detached cottage situated on the outskirts of the charming village of Roborough and surrounded by stunning Devon countryside, with far-reaching views towards Dartmoor & Exmoor.

Set within approximately 0.55 acres and spread across two separate plots, this wonderful home offers character, space and versatility in abundance. Directly opposite the property, a gate leads to an attractive strip of land currently used by the vendors as a garden and orchard. This area would be ideal for vegetable plots, keeping chickens or simply enjoying as additional outdoor space. There is also a useful storage shed, and the private sewage treatment plant, installed in 2024, is located within this plot.

The property enjoys excellent kerb appeal, with a beautiful cottage-style front garden and double gates opening onto a generous driveway providing parking for numerous vehicles. A particular feature is the fantastic detached garage, newly constructed by the current owners to an exceptionally high standard. In addition to the garage space, there is a WC and a separate room fitted with a kitchen. Subject to the necessary planning permissions, this could lend itself perfectly to conversion into a self-contained annexe.

The gardens are immaculate and beautifully maintained, offering an ideal setting for families and those who enjoy outdoor living.



Stepping inside, the charm and character of the cottage are immediately apparent. The spacious kitchen/dining room enjoys lovely views over the gardens from every window and features a stunning Sandyford range, which provides both heating and hot water to the property.

Leading from the kitchen is the first reception room, a welcoming space with a beautiful unused fireplace and views over the attractive front cottage garden. From here, you enter the second reception room, an impressive area with vaulted ceiling and a charming log-burning stove, creating a wonderful focal point.

The third reception room offers a cosy and comfortable retreat, perfect as a winter lounge, complete with a further log-burning stove and more delightful views over the front garden.

To the first floor are three generous double bedrooms, all enjoying breathtaking views towards Dartmoor & Exmoor and the surrounding countryside.

The family bathroom is fitted with a bath, separate shower, WC and wash hand basin.

Properties of this nature, combining period charm, extensive gardens, versatile outbuildings and stunning rural views, rarely come to the market. 1 Sunnyside presents a unique opportunity to acquire a beautiful Devon cottage in a picturesque countryside setting.



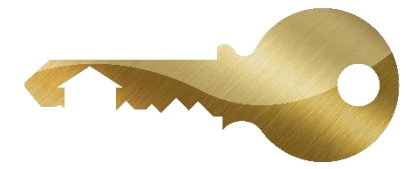
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Floorplan



Directions

From Torrington leaving the town signed for South Molton, follow the B3227 South Molton Road, passing through High Bullen take the next right hand turning signposted Roborough, continuing on this road passing Sherwood house on the left, continue straight on into the hamlet of Ebberley passing the Ebberley Lodge Methodist Church on your right hand side where the property will be situated after a short distance on your left hand side, with a name plate 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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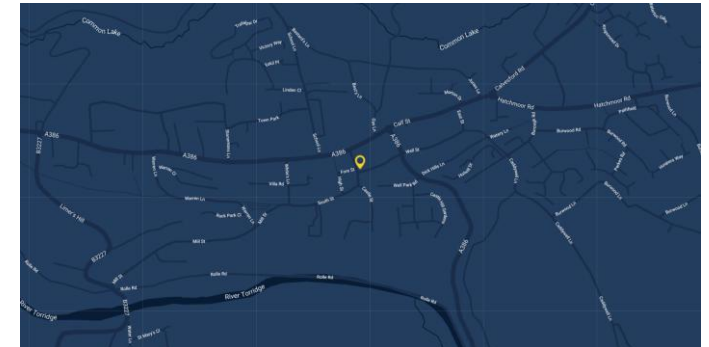
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Office photo to follow
shortly



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