



Bond
Oxborough
Phillips

Changing Lifestyles

2 Town Tenement
Roborough
Winkleigh
Devon
EX19 8TA

Offers in excess of: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

2 Town Tenement, Roborough, Winkleigh, Devon, EX19 8TA



- Grade II listed cottage
- Re-thatched in 2023
- Picturesque village
- Two double bedrooms
- Period features
- Enclosed garden
- Private driveway
- EPC: Exempt
- Council Tax Band: B



Introducing this charming and cosy two bedroom semi-detached cottage in the delightful village of Roborough. Nestled in a peaceful and scenic location, this property exudes a homely and inviting atmosphere, perfect for those seeking comfort and tranquillity. Well maintained, this stylish residence offers a range of desirable features from both the romance of yesteryear to the convenience of modern day life.

Step inside to discover a welcoming living space that immediately feels like home, it wraps itself around you making you feel warm and safe. The well-appointed kitchen boasts modern amenities and provides an ideal spot for culinary delights. The bedrooms are spacious and offer ample room for relaxation, while the bathroom is conveniently located on the first floor and is tastefully designed.



Outside, a beautifully maintained garden awaits, providing a serene escape for enjoying the fresh air whilst entertaining friends and family alike. There is a large gravelled driveway providing ample space to park your vehicles as well as having enough room for outdoor storage, all hidden behind large wooden gates to maximise your privacy. This small community is a welcoming place to live and is where the popular New Inn public house can be found as well as super recreational facility for the little ones and a tennis court for the more sporty amongst you.

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Within a nine mile drive you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 15 mile drive and is very popular with surfers and body borders alike.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this beautiful home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



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The vendor informs us that the property is of stone and cob construction mainly under a grade A water reed thatch. The kitchen is roofed in slate. Your surveyor or conveyancer may be able to clarify further following their investigations. The property is serviced by LPG central and water heating. Mains water, electric and drainage are all connected to the property.

Broadband: Standard landline internet available up to 3mbps (information taken from Ofcom) Faster internet is available through air band, check with provider.

Mobile phone: Coverage available onsite (see Ofcom checker for further information)

When visiting the property be mindful that the wood decked steps in the garden can be slippery underfoot.

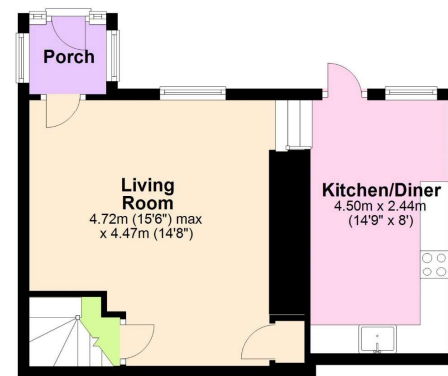


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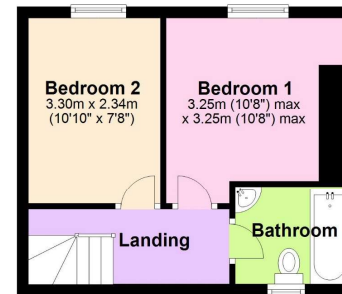
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Ground Floor



First Floor



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

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 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. Upon entering the village of Roborough, take the first left. Just opposite the church you will see wooden double gates through which you will find the property at the end of a gravel driveway

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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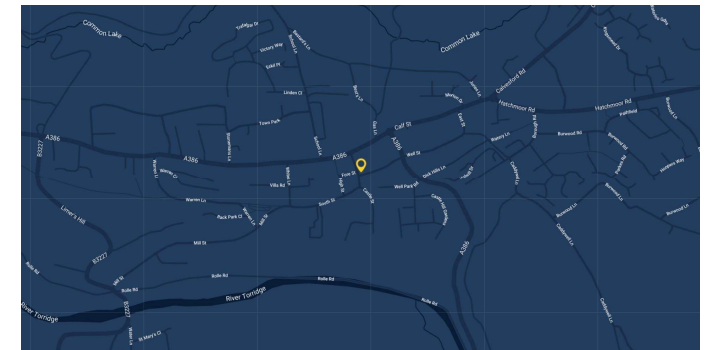
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
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for a free conveyancing
quote and mortgage advice.



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