



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

West Tosberry Roundhouse  
Hartland  
Bideford  
Devon  
EX39 6EH

**Asking Price: £425,000**  
**Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com



# West Tosberry Roundhouse, Hartland, Bideford, Devon, EX39 6EH



- 5 BEDROOMS (5 ENSUITE)
- GRADE 2 LISTED CHARACTER BARN CONVERSION
- VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- AIR SOURCE HEATING (UNDERFLOOR HEATING ON GROUND FLOOR)
- HAMLET LOCATION
- ONLY A 10 MINUTE DRIVE FROM HARTLAND QUAY
- AMPLE OFF ROAD PARKING
- REAR GARDEN



**An exciting opportunity to acquire this Grade 2 listed 5 bedroom (5 ensuite) semi-detached roundhouse offering versatile and spacious accommodation throughout set in this stunning rural location only a 10 minute drive from Hartland Quay and the dramatic coastline. Boasting character features throughout including winding gear machinery, the property benefits from air source heating with underfloor heating on the ground floor, Ample off road parking to rear with gardens laid principally to lawn. The residence would be well suited as a main residence, holiday let or investment. EPC C. Council Tax Band E.**

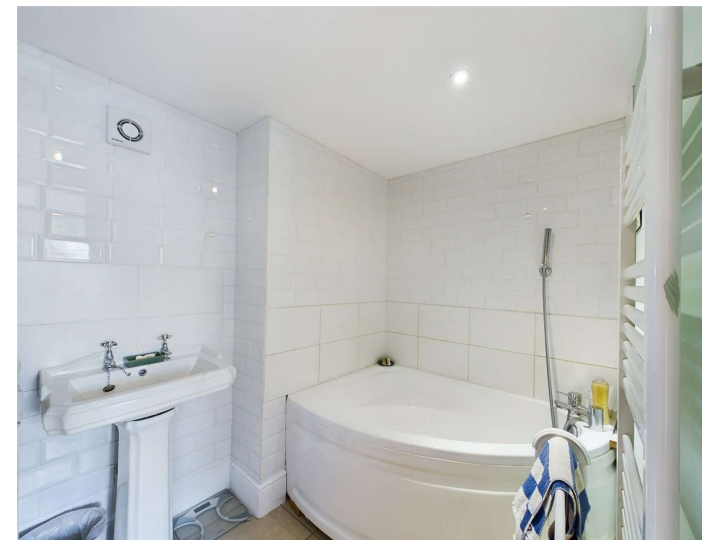


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West Tosberry Roundhouse is located in the quiet rural hamlet of Tosberry being only 2 miles away from the popular coastal village of Hartland which is situated some 14 miles from the port and market town of Bideford. Local village amenities include shop/post office, doctors surgery, primary school and church. Other local attractions include Hartland Quay, Hartland Point with its lighthouse. The property is ideally situated within short driving distance of some of North Devon and Cornwall's most breathtaking rugged coastline with other local beauty spots including Brownsham, Clovelly, Bucks Mills and Widemouth Bay. The popular Cornish resort town of Bude is also approximately 12 miles. The A39 North Devon Link Road is situated approximately 1 miles from the property and provides easy access to the North Devon regional centre of Barnstaple with its acclaimed shopping precinct offering many national and local shopping facilities and amenities.





# Property Description

## **Reception Hall** - 16'11" x 16'1" (5.16m x 4.9m)

Ample space for dining table and chairs with staircase leading to first floor landing. Useful built in under stair storage. Door to Boiler Room and downstairs wc. Underfloor heating. Doors to front and rear elevations. Steps up to Kitchen/Dining Room.

## **Living Room** - 16'11" x 16'1" (5.16m x 4.9m)

Dual aspect reception room with exposed stone feature wall, double doors to front elevation and underfloor heating.

## **Kitchen/Dining Room** - 24'9" x 21'4" (7.54m x 6.5m)

An impressive light and airy hexagonal room with vaulted ceilings, exposed beams and original hung round house winding gear machinery. A modern range of base mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with mixer tap, 6 ring ceramic hob with extractor over, built in double oven, integrated dishwasher and fridge/freezer. Bi fold doors to front elevation and double doors to side. Underfloor heating.

## **Bedroom 3** - 14'8" x 8' (4.47m x 2.44m)

Double bedroom with underfloor heating and window to rear elevation.

## **Ensuite Bathroom** - 9' x 6'2" (2.74m x 1.88m)

Pedestal wash hand basin, low flush wc, heated towel rail, corner bath with mixer taps and hand shower attachment over.

## **WC** - 7'6" x 4'9" (2.29m x 1.45m)

Pedestal wash hand basin, low flush wc, space and plumbing for washing machine and tumble dryer.

## **Boiler Room** - 9'11" x 5'3" (3.02m x 1.6m)

**First Floor Landing** - Large landing area with useful built in storage cupboards.

## **Bedroom 1** - 14'8" x 8'11" (4.47m x 2.72m)

Double bedroom with built in wardrobe and Velux window to front elevation.

## **Ensuite** - 9' x 4'3" (2.74m x 1.3m)

Enclosed corner shower cubicle with mains fed shower over, pedestal wash hand basin, low flush wc and heated towel rail.

## **Bedroom 2** - 12'8" x 9'11" (3.86m x 3.02m)

Double bedroom with window to side elevation.

## **Ensuite Bathroom** - 7'3" x 5'7" (2.2m x 1.7m)

Enclosed panel bath with mixer taps and mains fed shower over, low flush wc, pedestal wash hand basin and heated towel rail.

## **Bedroom 4** - 10'2" x 9' (3.1m x 2.74m)

Velux window to front elevation.

## **Ensuite** - 8'4" x 5' (2.54m x 1.52m)

Enclosed corner shower cubicle with mains fed shower over, pedestal wash hand basin, low flush wc and heated towel rail.

## **Bedroom 5** - 13'2" x 6'5" (4.01m x 1.96m)

Window to front elevation.

## **Ensuite** - 9'3" x 7' (2.82m x 2.13m)

Enclosed corner shower cubicle with mains fed shower over, low flush wc, pedestal wash hand basin and heated towel rail.

**Outside** - The property is accessed via a private driveway with a gravel drive providing ample off road parking. Front garden is laid principally to lawn with various seating areas and a variety of shrubs, trees and hedges enclosed by a devon bank and stock proof fencing.

# Property Description

**EPC** - Rating C.

**Council Tax** - Band E

**Services** - Private drainage septic tank, shared private water supply and mains electric. Air source heating.

**Agents Note** - It is understood from the vendors that the shared private water supply with UV filter system is located in a neighbouring barn and the new owner will be liable for a share of maintenance and water cost.

<b>Mobile Coverage</b>	<b>Broadband</b>	
EE	Basic	22 Mbps
Vodafone		
Three		
O2		
<b>Satellite / Fibre TV Availability</b>		
BT	✓	
Sky	✓	
Virgin	✗	





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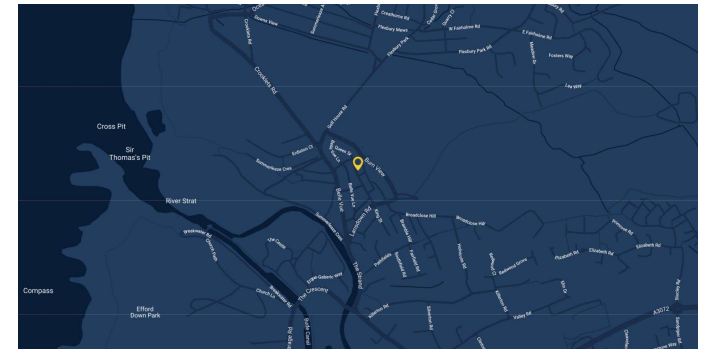
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