



Hawthornes  
Roborough, Devon EX19 8TN

Price Guide: £245,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A large 3 bed (1 en-suite) detached house off a private drive serving just 3 properties built in 1994, in the heart of this very popular village close to Torrington and within 25 mins drive of both Bideford and Barnstaple town centres. This property has had a garage conversion to provide a large 2nd reception room and utility, and there is still plenty of parking space at the front. Hall, cloakroom, kitchen/breakfast room, 2 receps, utility, bathroom and en-suite., oil fired central heating, double glazing and gardens. Roborough village has a thriving local community and benefits from an award winning local pub, church and village hall which hosts many activities throughout the year.

The popular but peaceful village of Roborough has a pub/restaurant, church, village hall, childrens recreation area and bus service to nearby villages and towns for schools and shopping. The town of Great Torrington is about 5 miles away offers a small range of shops, Pannier Market and the Plough Arts Centre. Bideford, Barnstaple and Okehampton (offering a Waitrose Supermarket) are approx 11,12 and 16 miles away respectively all of which have more comprehensive shopping, schooling and recreational facilities. North Devons famous coastline can be reached by car within approx 25 minutes at Westward Ho!, Appledore and Instow.

#### Entrance Hall

Radiator.

#### Cloakroom

Modern white suite of low flush w.c, pedestal wash hand basin, radiator.

#### Kitchen/Breakfast Room

**3.57m x 3.08m (11'8" x 10'1")**

Fitted with an excellent range of medium oak fronted units with stainless steel handles, rolled edge work surfaces, base and wall storage cupboards, sink unit with mixer tap, dishwasher and refrigerator, fitted Belling cooker with extractor canopy above, ceramic tiled floor, breakfast bar unit with radiator under, door to outside.

#### Dining Room

**4.55m x 2.95m (14'9" x 9'6")**

Laminated flooring, window to front, radiator, coving, door to:

#### Utility Room

**3.04m x 1.49m (9'11" x 4'10")**

Stainless steel sink with plumbing under for washing machine, oil fired boiler for central heating and hot water, floor to ceiling cupboard, uPVC rear door to garden.

#### Living Room

**4.98m x 4m widening to 4.44m (16'4 x 13'1 widening to 14'6)**

Lovely large room with double aspect, double doors to outside, radiator, under stairs storage cupboard, laminated flooring, feature fireplace with stone hearth and fitted electric fire, door giving access to staircase.

#### First Floor Landing

Radiator, hatch to loft space with electric light. Airing cupboard with modern pre-lagged hot water tank with fitted immersion heater and slatted drying shelves.

#### Bedroom 1

**4.72m x 3.11m (15'6 x 10'3)**

Radiator, views over the front garden, coving, built in wardrobe cupboard with cupboard over. Door opens to:

**Ensuite Shower room** comprising shower cubicle with Mira shower, glazed screen, pedestal wash hand basin, low flush WC, radiator, extractor fan, window, shaver light.

#### Family Bathroom

Comprising a white suite of pedestal wash hand basin with shaver point over, panelled bath, low flush WC, shower cubicle with tiled surround, glazed door and Mira shower, radiator.

#### Bedroom 2

**4m x 3.03m (13'1 x 9'11)**

Built in double wardrobe cupboard, radiator, views to the rear over the garden and in the distance over farmland towards Dartmoor.

#### Bedroom 3

**4.20m x 2.40m (13'9 x 7'10) excluding door**

**recess** Built in double wardrobe cupboard with cupboard over, radiator, views to the front.

#### Outside

To the front of the property is an area of garden which belongs to the house to the left-hand side of the driveway and a gravelled drive leading to the front allowing parking for 3-4 vehicles, pedestrian side access to the rear garden. The rear garden comprises of a gravelled patio/sitting area with modern oil storage tank leading on to an expanse of lawn enclosed by high panelled fencing giving the garden privacy. Pedestrian side access to the front.

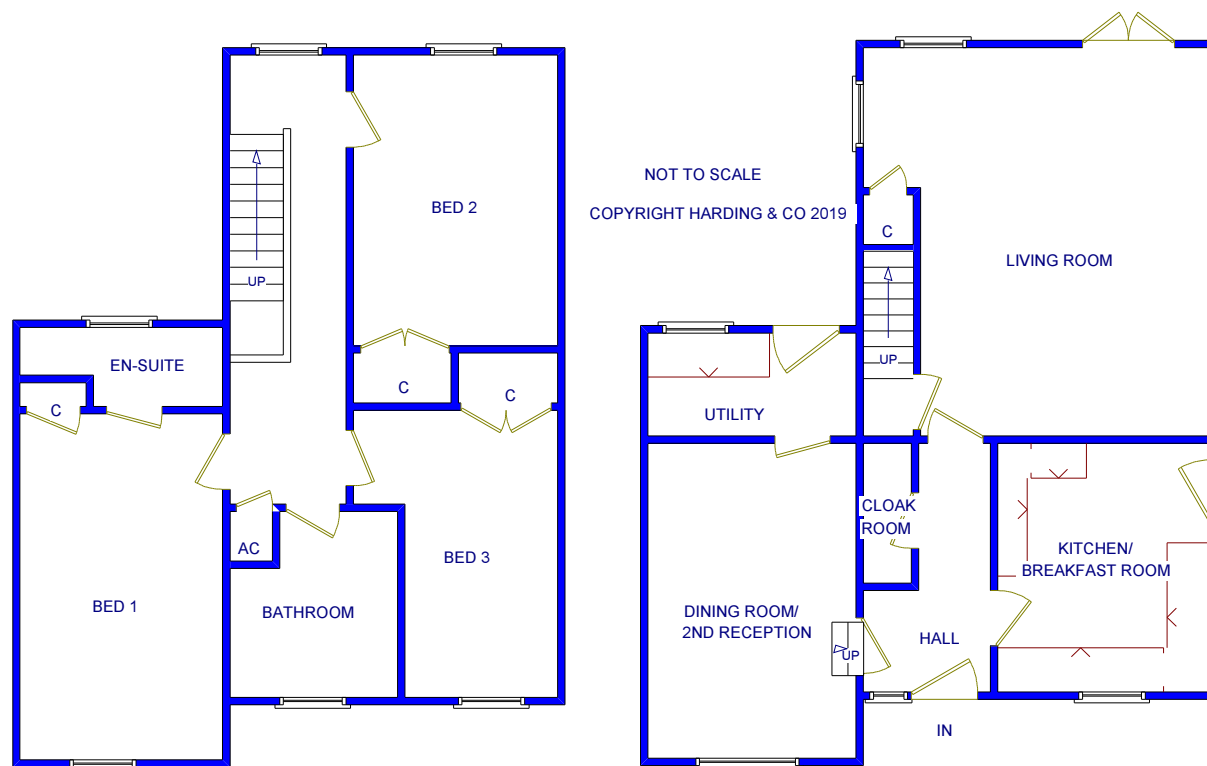
**Services:** Mains, electric and water. Private drainage. Oil fired central heating. uPVC double glazing.

**Energy Performance Certificate: C**

**Council Tax Banding: D**

**Directions** From Bideford proceed through Torrington and then follow the signs to Atherington. After approximately 2 miles having already passed the Cranford Inn, turn right signposted to Roborough and continue along this lane until reaching the five way cross at Ebberley and turn right towards Roborough village and the New Inn pub. Continue along this lane for approximately a mile and a half into the village and Hawthornes can be found on the right hand side before the pub clearly marked with a for sale board.





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