Sarum House  Price Guide £399,950
Roborough Mill, Roborough, Winkleigh, Devon, EX19 8AF
A most attractive detached period house, in a tranquil wooded valley, approx. 1.25 miles from the centre of this pretty village. Offering 3 double bedrooms and generous sized rooms, this character property is set in lovely part wooded grounds of approx. 2.5 acres, which includes a large single storey stone built building which currently is used as hobby workshops and a sun room, suitable for conversion to extra living/annexe accommodation, subject to the usual consents. There is also a large double garage block and stable courtyard.

The popular but peaceful village of Roborough has an award winning pub/restaurant, church, village hall, children's 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 Devon’s famous coastline can be reached by car within approx 25 minutes at Westward Ho!, Appledore and Instow.

Entrance Porch
Door with leaded light window opening to

Living Room
22' 10" (6.97m) x 13' 10" (4.22m)
A cosy room with slate tiled floor, large stone fireplace at one end with mantel, multi stove and original bread oven. Double aspect over the garden, radiator, beamed ceiling, door opens to

Inner Hall
With under stairs storage area. Stairs rising to first floor. Continuation of slate tiled floor. Door through to:

Dining Room
15' 7" (4.75m) x 11' 2" (3.41m)
Continuation of slate tiled floor. Part panelled walls, radiator, door to outside. Arch opening through to

Kitchen
15' 5" (4.71m) x 7' 5" (2.25m)
Fitted with a range of custom made freestanding wood units, comprising of butler sink with cupboards under and draining boards, work surfaces with drawers and cupboards under, dresser unit, double doors to outside, radiator, part tiled walls.

First Floor Landing
Hatch to loft space.

Bathroom
10' 11" (3.33m) x 9' 6" (2.89m)
Fitted with corner bath with mixer tap and shower attachment, pedestal wash hand basin, corner entry shower cubicle, radiator, shaver light, double aspect over the garden.

Separate Cloakroom
Low flush WC and radiator.

Bedroom 1
13' 7" (4.15m) x 14' 6" (4.43m)
Double aspect over the garden, radiator, original cast iron fire place with wood surround.

Bedroom 2
15' 9" (4.79m) x 13' 1" (3.98m)
Double aspect over the garden, radiator, built in wardrobe cupboards along one wall, incorporating large hot water cylinder and controls for solar panels. It is worth noting that this area combined with the bathroom could create enough space for an en-suite if required.

Bedroom 3
14' 0" (4.27m) x 9' 9" (2.97m)
Radiator, fitted book shelving along one wall.

Outside
The house is approached over a narrow country lane with various access points into the garden and to the outbuildings.

The tranquil gardens are an undoubted feature of this property with a variety of noteworthy features which include, a pasture field, at present a wild flower meadow with mown pathways, a wooded area, a large natural pond, bog garden and there is a brook meandering through the garden with various timber crossing bridges. In all approximately 2.5 acres.

Opposite the house, a section of land contains the detached double garage block, built of block construction with rendered elevations under a tiled roof, measuring 9.87m x 5.68m. Comprising, up and over automatic door, mezzanine floor with extra storage, double side doors for motor mower access etc. light and power.

Behind the garage is a small area of land accessed by five bar gate suitable for storing logs etc or additional vehicles.

To the side of the house there is a spacious patio area, partly covered with a glazed veranda for sitting out all year round. There is a stone built utility/boiler room and outside cloakroom, with low flush WC and hand wash basin. The utility measures 11' 2" (3.41m) x 6' 6" (1.97m) and has space and plumbing for washing machine, freezer, and Grant oil fired boiler.

Behind the house is a further patio, bordered by drystone walling and raised hardwood sundeck attached to the rear of the house. Between the house and the stone workshop, there is a lovely...
landscaped area of garden laid to lawn with mature shrub beds and borders.

**Stone built single storey building** divided into 5 individual workshops/rooms.

**Room 1** – 13’ 7” (4.15m) x 7’ 0” (2.14m) with wide access door to garden, stainless steel sink with water.

**Room 2** – 14’ 0” (4.26m) x 9’ 0” (2.75m) with light and power.

**Central Room 3** – 14’ 4” (4.36m) x 8’ 3” (2.52m) with light and power and access to garden.

**Room 4** – 12’ 11” (3.93m) x 8’ 0” (2.64m) with light and power and access to

**Room 5** – 17’ 7” (5.37m)x 13’ 1” (3.98m) with timber flooring, PVCu double glazed door to outside, light and power, hatch to loft space.

**Stable Block**

Of timber, stone and brick construction, **L shaped Stable block 25’ 6” (7.77m) x 22’ 0” (6.71m) - 18’ 7” (5.66m) x 11’ 9” (3.57m).** is approached over a concrete driveway via double gates onto the lane. The driveway continues passed the stable up to the fields which are gently sloping in a southerly direction.

**Services:** Mains electric, private drainage, oil fired central heating, some hardwood double glazing, 3 roof Solar panels for summer hot water.

**Energy Performance Certificate:** TBC

**Council Tax Banding:** E

**Directions:** Travelling south on the B3217 High Bickington to Dolton road, turn right at Middlemoor Cross, signed to Roborough. Follow the lanes into the village and then take the 2nd left opposite “Platt House”, sign posted to Beaford. Continue down this lane, passing through the woods and Gt Barlington Farm for about 1.25 miles, and turn next right at the Y junction. Sarum House can be found as the 2nd property on the left hand side. Park in front of the garage on the right just after the house.
These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.
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