



Roborough, Devon, EX19 8TA



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Offers In The Region Of £325,000

Nestled in a tucked away position close to the centre of this thriving Devonshire village, this beautifully maintained and presented Grade II Listed cottage has been lovingly cared for over the last 15 years by the current owners, who not only have re-thatched the roof but also re-slatted the extension roof with reclaimed tiles to blend seamlessly with the Period detail of the cottage. There has also been a tasteful replacement kitchen window and a wonderful stable door that adds greatly to the charm of the property. The cottage is entered via a FRONT PORCH, essential in a country cottage for keeping muddy boots and coats. The ENTRANCE DOOR opens into the welcoming SITTING ROOM with Inglenook fireplace and inset burner. There are 2 windows admitting lots of natural light and two built-in storage cupboards, one housing the LPG gas boiler. Steps lead up the KITCHEN/DINING ROOM, a wonderfully characterful room with window and stable door, space for dining table, charming country style kitchen with range of eye and base level units and butler sink . A winding staircase leads to the FIRST FLOOR LANDING with doors off to the TWO DOUBLE BEDROOMS, both with windows, vaulted ceilings and exposed beams. Unusually for a cottage there is a FIRST FLOOR BATHROOM with white suite and electric shower over the bath.

OUTSIDE, the property is approached via wooden gates onto a PARKING AREA for one or two cars. There is a useful STORAGE AREA, next to which is a TIMBER STORAGE SHED. The gardens run down to the cottage and offers a seating area enjoying a sunny aspect, grass and some mature shrubs and small trees. Along the side of the cottage is a wooden store housing the LPG gas bottles and there is access along the back of the cottage. The gardens are a particular feature of the cottage and in the summer are delightful.

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Sought After Village Location
Central Yet Tucked Away Position
Grade II Listed Thatched Cottage
Believed To Be Late 17th Century In Origin
Completely Re-Thatched Less Than 2 Years Ago
Sitting Room With Inglenook
Cosy Country Kitchen
2 Double Bedrooms
First Floor Bathroom
Off Road Parking
Enclosed Garden
No Onward Chain



Entrance Porch

Living Room

15' 5" x 14' 10" (4.70m x 4.52m)

Kitchen/Breakfast Room

15' 1" x 8' 2" (4.60m x 2.49m)

Stairs To First Floor Landing

Bedroom One

11' 3" x 7' 8" (3.43m x 2.34m)

Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Bathroom

8' 0" x 5' 8" (2.44m x 1.73m)

Outside

The property is approached via wooden gates onto a parking area for one or two cars. There is a useful storage area, next to which is a timber storage shed. The gardens run down to the cottage and offers a seating area enjoying a sunny aspect, grass and some mature shrubs and small trees. Along the side of the cottage is a wooden store housing the LPG gas bottles and there is access along the back of the cottage. The gardens are a particular feature of the cottage and in the summer are delightful.

Agents Note

The thatch roof was completely re-thatched in October 2023 and has an estimated lifespan of at least 25 years. The kitchen roof was re-roofed with replacement period slates in August 2022. The front porch was replaced in August 2018 and a new window and stable door fitted to the kitchen. The electrics were tested and approved in 2023.

SERVICES

Services: Mains water and drainage, LPG gas central heating, high speed broadband being installed in the village currently.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC: Exempt. Grade II Listed.

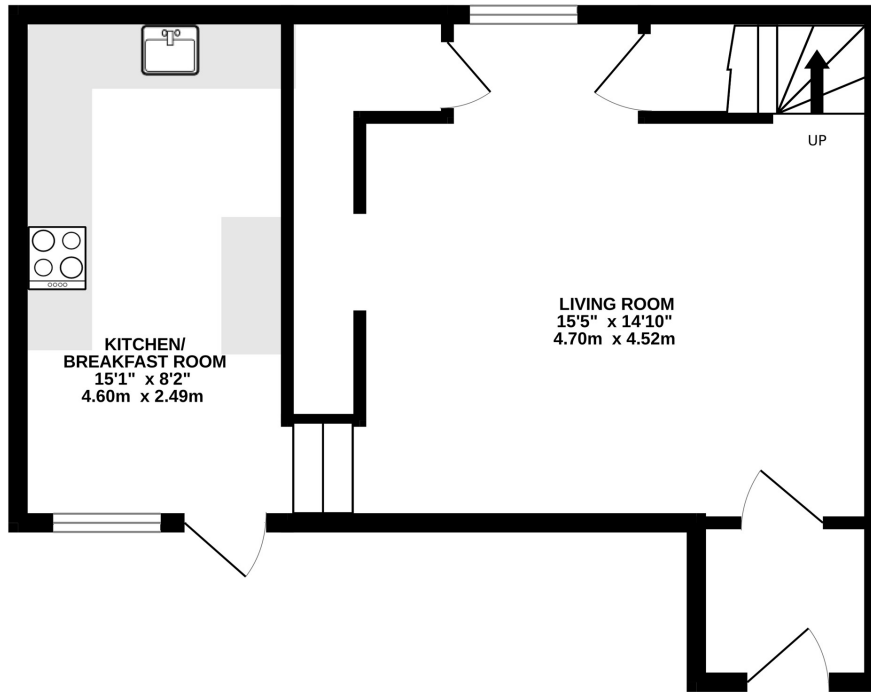
DIRECTIONS

To locate, follow sat nav ref EX19 8TA. The gates to the cottage entrance are directly opposite the church with a John Smale & Co For Sale sign displayed.

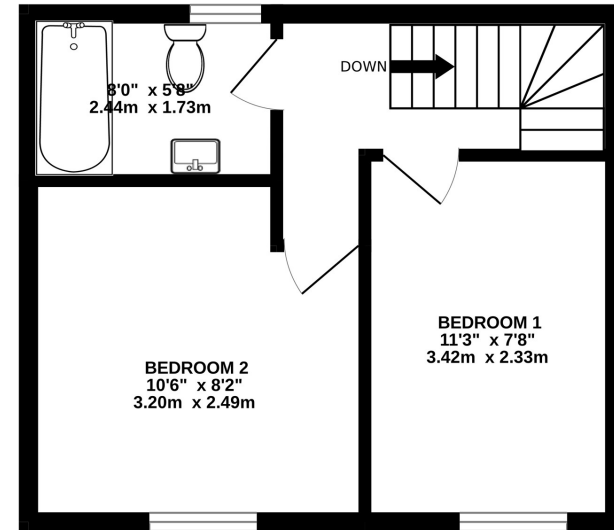
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.
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