

Melland Hill

Roborough, Winkleigh, Devon, EX19 8TX

Guide Price £550,000

EPC: E Council Tax: E Tenure: Freehold Bedrooms: 4 Reception Rooms: 2 Bathrooms: 2

FINE & COUNTRY

KEY FEATURES

- Four bedrooms
- Bathroom
- Shower room
- 24’ Sitting room with log burner
- Double glazing
- Detached garage/ workshop
- Rose garden
- Sun terrace
- Overall plot 2/3 acre
- Great Torrington Market Town 5 miles
- Surf beach at Westward Ho! 15 miles
- Dartmoor 20 miles
- Barnstaple train Station 14 miles
- (All mileages are approximate)

This handsome stone cottage nestles within a truly timeless setting in a picturesque valley, enjoying wonderful views and south facing gardens. The peaceful setting is interrupted only by the sound of burbling water from the pretty stream which meanders along the edge of the garden under a delightful stone bridge.










MONACO









STEP INSIDE

Melland Hill

This stone cottage comes to the market for the first time in 40 years and when you arrive it is plain to see why. This is a magical location on the southern slope of a shallow valley with woodland behind on the northern side and nothing but the sounds of nature and rural Devon all around. Well screened from the lane the driveway leads to a detached garage with workshop and parking. A few steps start the journey to the front door along the side of the cottage. Coming around the corner to the front of the cottage the wonderful setting opens up and you can take the time to stop and take it all in, it is quite fabulous. The cottage sits above the lawns and has a glorious sun terrace across the front and what a place to sit and cogitate looking out to the hillside beyond with the smell of roses and lavender coming from the planting alongside the cottage.

Coming in through the front door to the dining hall with its feature brick fireplace facing with inset log burner you get a real sense of what this home is all about. Off to the left is the beamed sitting room, which, for a cottage, is an exceptional size being some 24' in length, having a door out onto the terrace and windows overlooking the garden. Off set along the rear wall is a large brick faced fireplace with log burner. The kitchen is adjacent to the dining hall and although small is perfectly formed with an extensive range of wall floor and drawer units with work surfaces on three sides and again it enjoys the views over the garden. Appliances include an electric hob, extractor, oven, grill, dishwasher and washer/dryer. To the rear of the cottage is a very useful larder/pantry. Rounding off the accommodation on this floor is the family bathroom with a modern white three-piece suite.

A straight flight of stairs leads to the first floor 32' landing which runs across the rear of the house, which is so typical of the design of this type of cottage and all the bedrooms, therefore, overlook the garden and views of the gentle slopes of the valley. There are three good sized double rooms and a smaller double. Two of the bedrooms have built-in cupboards, whilst one has a built-in wardrobe. At one end of the landing is a modern shower room with wash hand basin and w.c.

Gardens

These really are a true delight and only come from someone owning a property for



STEP OUTSIDE

Melland Hill

The gardens are a true delight and only come from someone owning a property for a length of time and understanding the nuances of gardening. The shrubs and plants are mature and really help set the scene. Running along the front of the cottage is a cobbled stone path and lawned terrace, overlooking the lawns below. Sitting here in the sun listening to the burbling stream as it meanders along the lower boundary is very calming. Beyond the formal garden and screened from it by mature Rhododendron and Camellia is a further swathe of lawn which is a wonderful area for energetic children to let off steam and play games. A gate from this area, beside the stone log and garden stores, leads onto the lane behind.



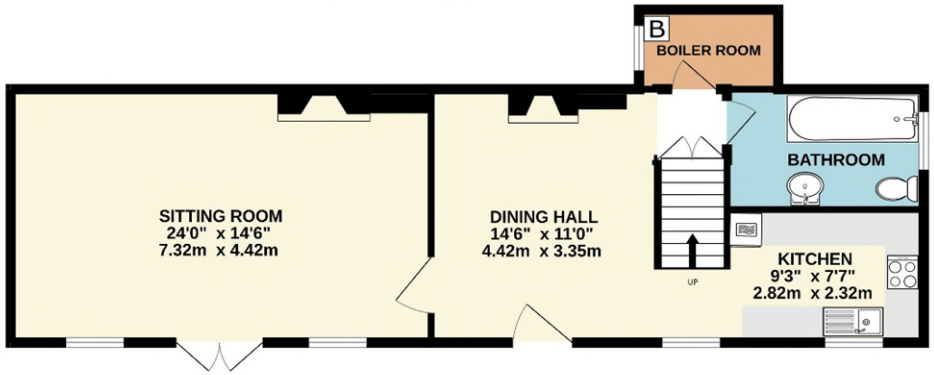
DIRECTIONS

Leave Great Torrington via B3227 along Calf Street. At the roundabout take the 2nd exit staying on the B3227 signed South Molton/Atherington. After about ½ mile turn right just beyond the rugby club and follow the road for about 2 miles along Kingscott Hill to the Whitsley Cross Roads. Go across signed Roborough 2 miles. Continue for ¾ mile passing Ten Oaks Farm and yard and as you head down the hill the driveway/lane is found on the left on the bend with the green garage door facing.

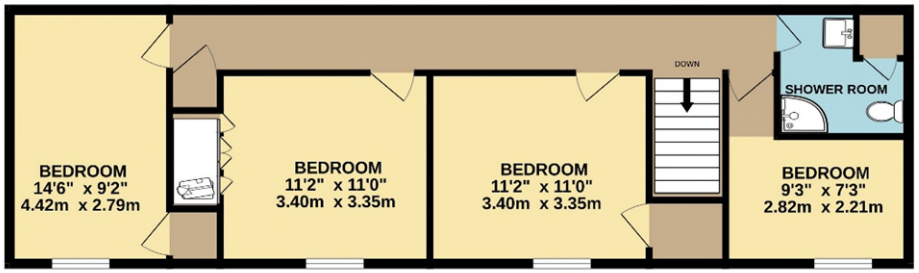
From Roborough village (with the church and pub on your right) sign posted to St Giles (3 miles) and Torrington (6 miles). Continue down the lane for approximately 1 mile until you reach a stone bridge where you will see Melland Hill on the right behind the hedge.

https://what3words.com/users.cuddling.thanks

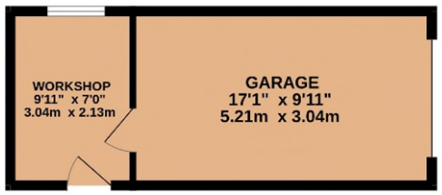
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



GARAGE
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Adrian Hardwick

Follow Torrington on

Utilities and Services

Mains water, electricity and private drainage via septic tank. Oil fired central heating. Sky landline and internet services connected.

Agents note

As agents we are advised that the lane and woodland behind the cottage are both owned and maintained by the neighbour at the end of the lane.

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