



Merryfield





# Merryfield

Roborough, Winkleigh, Devon, EX19 8TB

Within the village centre. Barnstaple 25 Minutes

Set within a timeless traditional Devon village boasting fine views of the surrounding countryside

- Village setting
- Ample parking & Double garage
- Four double bedrooms
- Very well presented
- Fine countryside views
- Easy reach of surrounding towns
- Freehold
- Council tax band D

Guide Price £425,000

## SITUATION

Situated in the timeless village of Roborough which has a good community spirit, active village hall, village pub, Church, a tennis / netball court and play park. The village is surrounded by undulating countryside with lovely walks nearby. The closest town is Torrington about 5 miles away and offers a range of shopping facilities as well as supermarkets, primary and secondary schools and the Plough Arts Centre and cinema. On the outskirts of Torrington is the RHS garden at Rosemoor also easily accessible are the twin National Parks of Exmoor and Dartmoor as well as, the rugged North Devon coast line. Okehampton is about 30 minutes by car and offers a Waitrose supermarket. The town of Bideford is about 13 miles also offers a wide range of amenities including various restaurants, cafes, places of worship, schooling for all ages (public and private) and 5 supermarkets. There is also access to the Tarka Trail close by, which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple which is North Devon's Regional centre and is about 12 miles, and houses the area's main business, commercial, entertainment and shopping venues as well as district hospital. At Barnstaple there is access to the A361 North Devon Link Road, which leads through to Junction 27 of the M5 Motorway as well as, Tiverton Parkway Station offering a fast service of trains to London Paddington in just over 2 hours. Exeter is about 50 minutes by car.

The property also has easy access to schools including Beaford and High Bickington. And we understand that there is a pick up for West Buckland school nearby.





## DESCRIPTION

Merryfield is a detached four-bedroom dwelling offering well-presented accommodation, ample driveway parking, double garage and private south facing gardens. The property is set on higher ground within the heart of the village and boasts stunning unspoilt countryside views with Dartmoor National Park in the distance. Being sold with no onward chain.

## ACCOMMODATION

The ground floor includes entrance hall with WC, study/additional bedroom, large living room with open fireplace which leads nicely through to the triple aspect garden room with access to the garden and fine views; The open plan kitchen/diner includes a range of solid wood units, with integrated fridge and dishwasher, inset sink, space for dining table and access into the rear utility/porch which includes fitted units with worktop space, inset sink, space for white goods and access into the garden.

The first floor provides four double bedrooms with the principal benefitting from a built-in wardrobe and stylish en-suite shower room. There is a further modern bathroom with bath with overhead shower, sink and toilet.

## OUTSIDE

To the front is a private gated entrance leading to extensive parking and detached double garage with power, lighting and an internal cold water tap. This may have potential to convert into a home office/studio etc subject to planning permission. A paved path leads to the rear garden with patio terrace complementing the garden room. This leads to the lawned garden with established shrub and flower border and enjoys beautiful views of open countryside and with Dartmoor in the distance.


## SERVICES

Mains water, electricity and drainage. Oil fired boiler providing the central heating.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1330315