



**STAGS**

Roborough House, 85 East Street,  
Ashburton, Devon, TQ13 7AL

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**A Grade II listed townhouse with potential annexe accommodation**

Newton Abbot 7.5 miles Totnes 9 miles Exeter 20 miles

- Drawing/dining room • Sitting room • Master bedroom with en suite bathroom • Four further bedrooms, two with en suites • Family bathroom • Potential to create annexe accommodation • Accessible

**Guide price £645,000**

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## SITUATION

Roborough House is located in a residential area of Ashburton, amongst some of the period town houses in this ancient stannary town, in an elevated position at the widest part of East Street. The property is only a few minutes walk from the local amenities that include a post office, delicatessen, fish deli, artisan bakers, wine bar, several bistros, tea rooms and, of course antique shops that Ashburton is famous for.

## DESCRIPTION

Roborough House was once used as a thriving B&B business and could easily be so again. The current vendor has painstakingly restored the property, creating elegant and interesting spaces. The mix of original character features with sympathetic enhancements and modern appliances, makes Roborough House a stylish home in a well situated location.

## ACCOMMODATION

Elegant entrance hall with Victorian tiles, a kitchen, study, utility with access to the gardens. The kitchen, fitted by 'Barnes of Ashburton' has wooden units, integrated appliances, a butler's sink and an open hearth fireplace. A wooden staircase rises to the first and second floors. The first floor has an open plan drawing room and dining

room with a Victorian fireplace and recently restored fireplace in the library. Sitting room and a cloakroom. This room is the possible Bedroom 3 on the floor plan.

On the second floor, there is the master bedroom with a large bathroom with free standing roll top bath, together with two further bedrooms and a bathroom. The current owners have PP on the ground floor to knock through the study into bedroom 2 via a glazed passageway connecting the two.

## THE COACH HOUSE

The Coach House is a two store building with a WC on each floor. The Coach House has the potential to be converted for additional accommodation for extended family use or as a letting unit, subject to any necessary consents.

## OUTSIDE

Roborough House has residents parking to the front of the property and double wooden gates at the side lead to a parking area for 2 small cars. To the rear of the house is a walled and private sun terrace, ideal for al fresco dining. Access to the 2-story Coach House and gardens. A stone path and steps lead up to the lawned gardens,



trees and flowering shrubs. A productive vegetable patch lies at the bottom of the garden.

### SERVICES

Mains water, mains drainage, mains electricity, mains gas. Gas central heating.

### LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 E-mail: [hq@dartmoor-npa.gov.uk](mailto:hq@dartmoor-npa.gov.uk)

### VIEWING

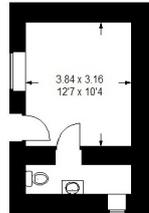
Strictly by prior appointment with Stags Totnes property office on 01803 865454

### DIRECTIONS

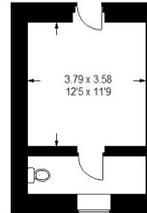
From the Linhay exit on the A38, follow the signs to central Ashburton. After passing the hospital, Roborough House is located on the right hand side, opposite the War Memorial. From the Pear Tree exit on the A38, also follow signs into central Ashburton. Pass the T-junction at North Street, travelling up into East Street, where Roborough House is located on the left side opposite the War Memorial.



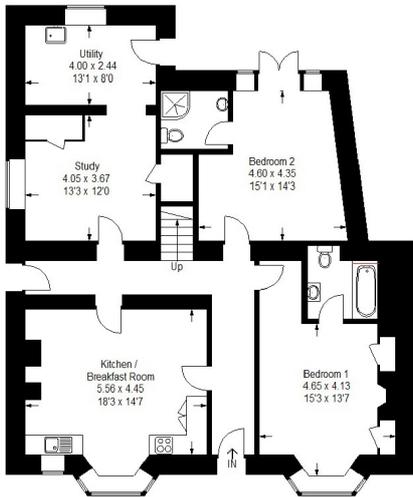
Approximate Gross Internal Area  
327 sq m / 3522 sq ft  
Outbuilding = 36 sq m / 386 sq ft  
Total = 363 sq m / 3908 sq ft



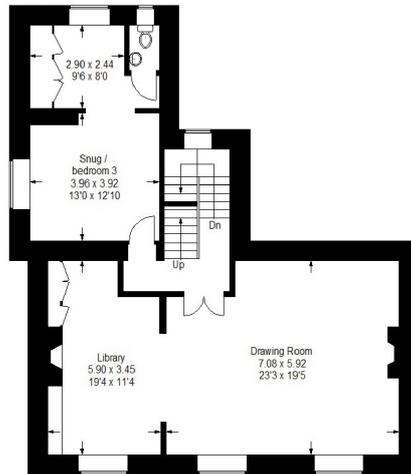
Outbuilding  
Ground Floor



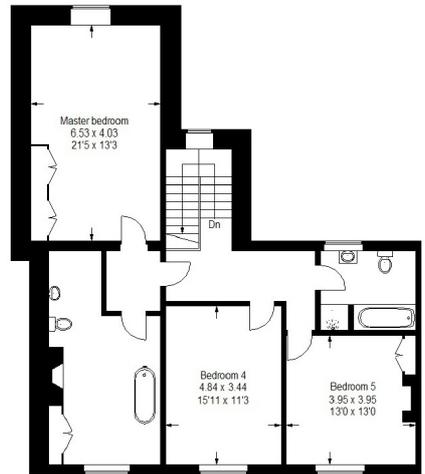
Outbuilding  
First Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only. Measurements are approximate, not to scale.  
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