Bond Oxborough Phillips

The key to moving home

Pitt Quarry Cottage
Sheepwash
EX21 5NH

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



O.I.E.O - £400,000







Pitt Quarry Cottage, Sheepwash, EX21 5NH.

A beautifully restored Grade II listed thatched cottage blending period character, modern comfort, generous gardens and countryside views...

- Grade II Listed Character Cottage
- Recently Renewed Thatched Roof
- Stunning Rear Extension Added
- Beautifully Improved Throughout
- Wealth Of Original Features
- Inglenook Fireplaces And Beams
- Generous Mature Rear Gardens
- Countryside Views Beyond Gardens
- Off Road Parking Available
- Sought After Village Setting
- Flexible Characterful Accommodation
- Council Tax Band - C
- EPC - D







Steeped in history and rich in character, this delightful Grade II listed thatched cottage occupies a prominent position within the highly regarded village of Sheepwash. Having been acquired by the current owner nearly twenty years ago, the property has since undergone a programme of careful improvement and sympathetic enhancement, creating a home that successfully balances period charm with modern-day comfort.

Throughout the cottage, an abundance of original features remain proudly on display. Exposed beams, traditional flooring, inglenook fireplaces, bread ovens and characterful architectural details provide a constant reminder of the property's heritage, while thoughtful updates ensure it functions effortlessly as a contemporary home.

A particularly noteworthy improvement has been the addition of a substantial rear extension, which has transformed the property's living accommodation and created a far more versatile and sociable layout than existed previously. The extension complements the original cottage beautifully, blending seamlessly with the older sections of the home while providing the additional space expected by modern buyers.

The cottage has also benefitted from a recently renewed thatched roof, representing a significant investment and ensuring the property retains its quintessential Devon appearance for years to come. The combination of traditional craftsmanship and ongoing maintenance has allowed the home to mature gracefully while preserving its historic integrity.

Outside, the property enjoys generous gardens that provide an increasingly rare amount of outdoor space for a village cottage. Mature planting, lawned areas and established boundaries create a private and peaceful environment, ideal for both relaxation and entertaining. The garden also benefits on a generous outbuilding. Beyond the gardens, open countryside stretches into the distance, offering beautiful rural views and a wonderful sense of connection to the surrounding Devon landscape. Practicality has not been overlooked, with the benefit of off-road parking adding further appeal to this already impressive home.

Sheepwash itself remains one of West Devon's most attractive and welcoming villages, offering a strong sense of community alongside a village shop, public house, primary school and easy access to the surrounding countryside. The nearby market towns of Hatherleigh, Holsworthy and Okehampton provide a wider range of amenities, while Dartmoor National Park and the North Devon and Cornish coastlines are all within comfortable reach.

Rarely does a character property combine such authenticity, charm and modern usability. The considerable investment made over the last two decades, together with the recent renewal of the thatch and the impressive rear extension, ensure this is a home ready to be enjoyed from the moment of arrival.

Changing Lifestyles

Sheepwash is a charming village in the heart of Devon, surrounded by rolling countryside and rich in character. Centred around a traditional village square, it features period cottages and the historic Half Moon Inn, which also incorporates a village shop, creating a strong sense of community. With a population of only a few hundred, Sheepwash offers a close-knit, friendly atmosphere while still providing easy access to nearby villages and market towns for everyday amenities, schooling, and healthcare.

The surrounding countryside is ideal for outdoor pursuits, with scenic walks, cycling routes, and abundant wildlife to enjoy. Its location also offers excellent connections, with the sandy beaches of Bude around 30 minutes away and the rugged landscapes of Dartmoor within 20 minutes. Blending peace, history, and natural beauty, Sheepwash is an idyllic village for those seeking an authentic Devon lifestyle.





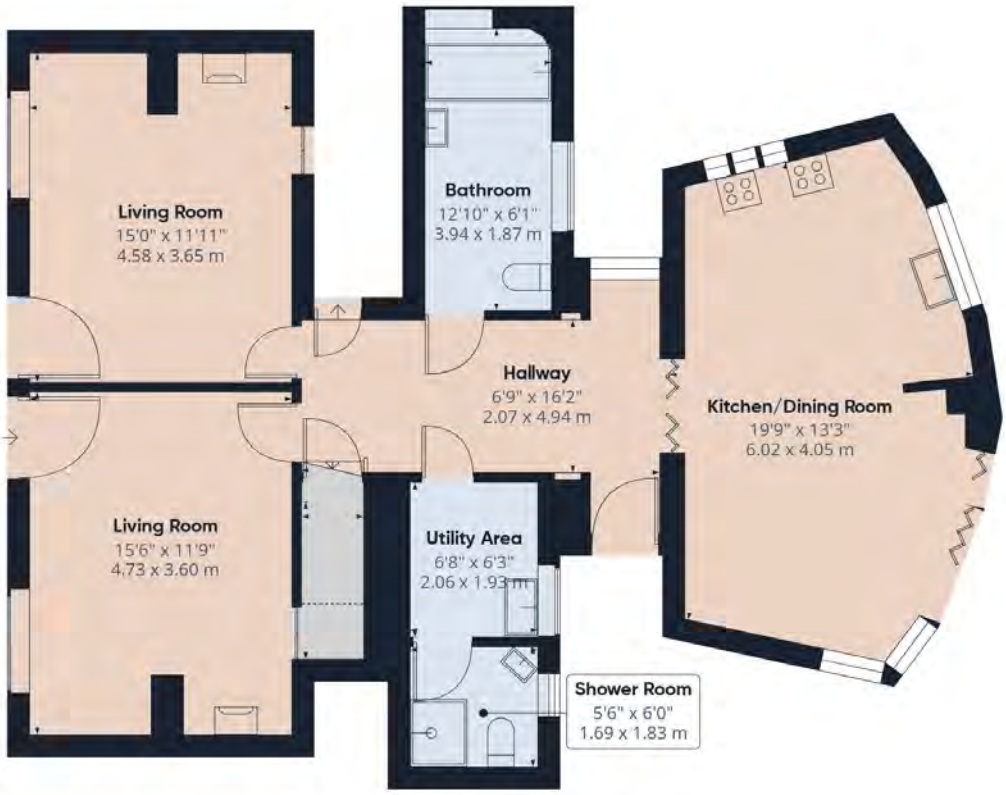






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Floor 0 Building 1



Approximate total area(1)

1375 ft²

127.6 m²

Reduced headroom

13 ft²

1.3 m²

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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