



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Halwill Cottages  
Shebbear  
Beaworthy  
EX21 5SG

**Asking Price: £300,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



## 2 Halwill Cottages, Shebbear, Beaworthy, EX21 5SG



- SEMI DETACHED CHARACTER COTTAGE
- 3 BEDROOMS AND 2 RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A RANGE OF AMENITIES
- EPC RATING C & COUNCIL TAX BAND B



Situated within the sought after village of Shebbear, being within walking distance to a range of amenities is 2 Halwill Cottages. This charming character cottages offers well-presented and versatile accommodation throughout. The residence benefits from a range of traditional character features, off road parking, front and rear garden, with lovely views of the surrounding countryside. EPC C.



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)





## Direction

From Holsworthy proceed on the A3072 Hatherleigh road and after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road until reaching Battledown Cross (ignoring previous turnings to Shebbear), and turn left towards Shebbear. After approximately 0.7 miles, the property can be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

## Situation

The friendly village of Shebbear lies amidst glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition the well known public school of Shebbear College is situated on the edge of the village. The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.



# Internal Description

## **Entrance Porch** - 5'4" x 2'6" (1.63m x 0.76m)

External door to front garden, internal door to inner hall. Windows to front and side elevations.

## **Entrance Hall** - 12'9" x 8'5" (3.89m x 2.57m)

Gives access to the kitchen, living room, dining room and utility room. Staircase leading to first floor landing. Access to understairs storage area.

## **Kitchen/Diner** - 13'9" x 8'7" (4.2m x 2.62m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless-steel sink drainer unit with mixer tap. "Everhot" cooker with extractor over and fridge included in sale. Space and plumbing for dishwasher if required. Window to front and rear elevations. Room for small dining table and chairs.

## **Living Room** - 12'4" x 12'2" (3.76m x 3.7m)

A cosy reception room with feature inglenook fireplace housing a wood effect electric wrought iron stove and traditional clome oven with stone surround, slate hearth and wooden mantle. There is a lined flue to fit a woodburning stove if required. Ample room for sitting room suite. Window to front elevation.

## **Utility Room** - 7'4" x 5'8" (2.24m x 1.73m)

Space for freezer and plumbing for washing machine and power points for tumble dryer and fridge freezer. Electric fan and shelving. Window to side elevation.

## **Dining Room** - 10'2" x 9'9" (3.1m x 2.97m)

Ample room for dining table and chairs. Window to rear elevation.

**First Floor Landing** - Provides access to the 3 bedrooms and bathroom. Feature stain glass window.

## **Bedroom 1** - 12'7" x 10'5" (3.84m x 3.18m)

Spacious double bedroom with custom built double wardrobe with shelf and airing cupboard with hot water tank. Window to front elevation.

## **Bedroom 2** - 10'3" x 10'2" (3.12m x 3.1m)

Double bedroom with window to rear elevation, enjoying views of the surrounding countryside.

## **Bedroom 3** - 7'7" x 6'11" (2.3m x 2.1m)

Built in wardrobe. Window to front elevation.

## **Bathroom** - 10'2" x 6'10" (3.1m x 2.08m)

A matching suite comprising panel bath with electric shower attachment over, pedestal wash hand basin and close coupled WC. 2 windows to side elevations.

**Outside** - The property is approached via its own driveway providing off road parking for 1 vehicle. A metal gate gives access to the walled front garden which is decorated with a variety of potted and planted flowers and shrubs. A wooden gate to the rear of the drive provides access to the enclosed and private rear garden which is principally laid to lawn and decorated with a range of flowers and shrubs, and enjoys views of the surrounding countryside beyond. It also contains an outside boiler and bunded oil tank.

**Services** - Mains water, electricity and drainage. Oil fired central heating.

**EPC Rating** - EPC rating C (69), with the potential of an A (97). Valid until July 2028.

**Council Tax Banding** - Band 'B' (please note this council band may be subject to reassessment).









## 2 Halwill Cottages, Shebbear, Beaworthy, EX21 5SG

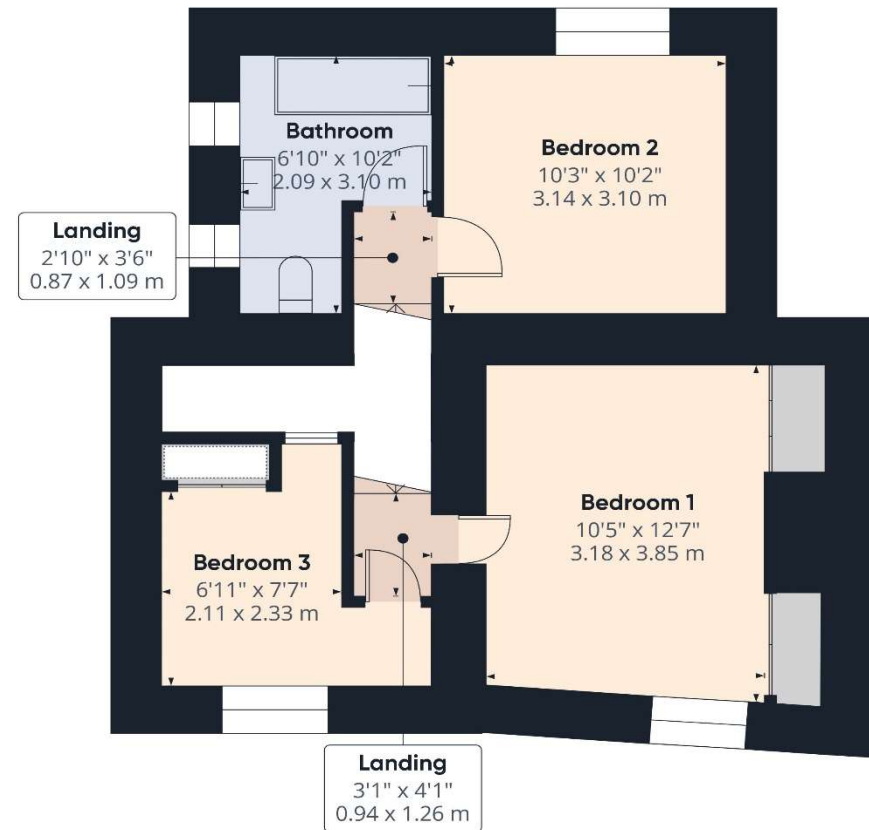
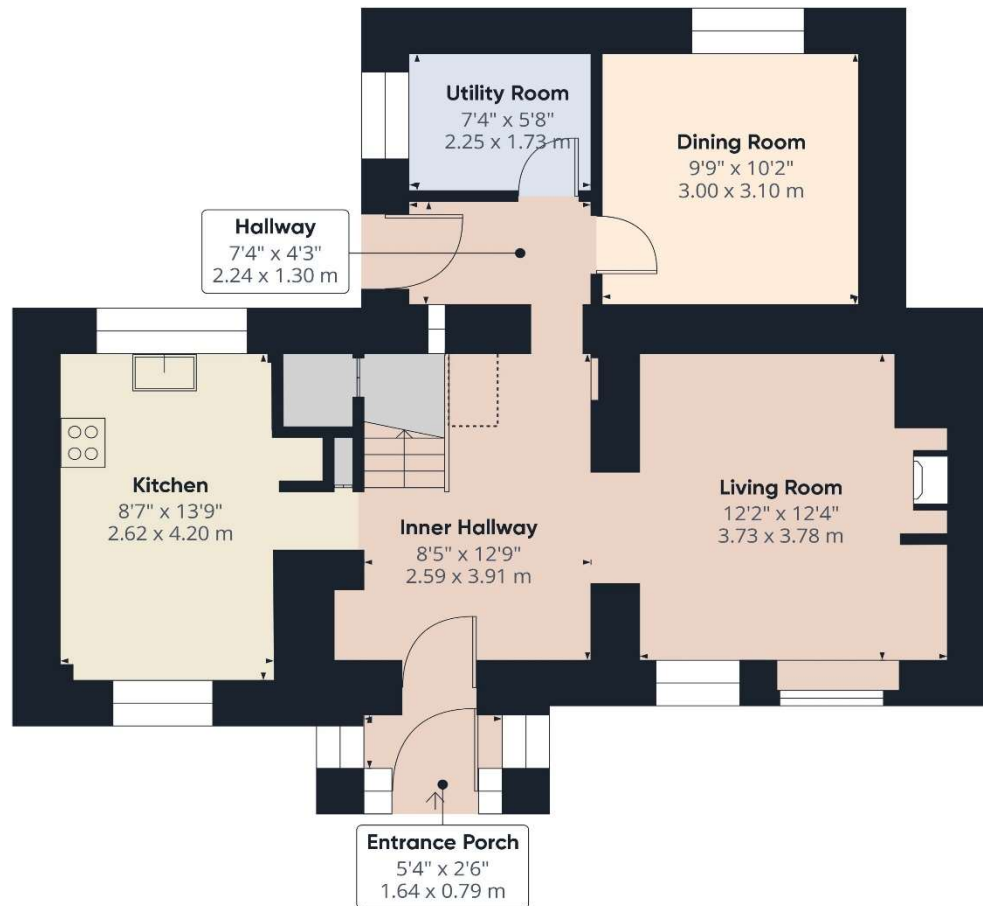


Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



## 2 Halwill Cottages, Shebbear, Beaworthy, EX21 5SG



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 receive a referral 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy

Devon

EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01409 254 238 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	