



Wayside Sheepwash EX21 5NW



Guide Price - £280,000



Wayside, Sheepwash, EX21 5NW.

A versatile family home with three bedrooms, study, open-plan kitchen, two bathrooms, garage, roof terrace, and a vast, private rear garden...



- Spacious And Versatile Family Home
- Two Distinctive Living Wings
- Bright And Inviting Interiors Throughout
- Charming Reception With Fireplace
- Versatile Study For Home Working
- Open Plan Kitchen Dining Area
- Utility And Second Bathroom Included
- Flexible First-Floor Bedroom Studio
- Roof Terrace With Countryside Views
- Vast Level Rear Garden
- Mature Plants, Trees, And Privacy
- Council Tax Band - B
- EPC - F



A spacious and versatile home, set over two wings, offering a wonderful blend of character, natural light, and contemporary living. Perfect for families, home working, or anyone seeking flexible accommodation, the property exudes a warm and welcoming atmosphere throughout.

Approached via a tarmac driveway and block-paved parking areas, the home benefits from a garage and additional hardstanding for multiple vehicles. Double gated side access adds convenience, while a storm porch provides a sense of arrival before entering the inviting entrance hall. Doors lead to both the east and west wings, creating a natural flow between the living spaces.

The east wing features a charming reception area with exposed beams and a feature fireplace, ideal for relaxing or entertaining. Adjacent is a versatile study, perfect for home working, and a practical shower room with cloakroom. The first-floor landing continues the feeling of light and space, giving access to two well-proportioned bedrooms and a family bathroom.

The west wing offers a bright and open kitchen/dining space with multiple windows and doors leading directly onto the rear garden, making it a perfect hub for family life or entertaining. The kitchen is thoughtfully arranged with a range of units and work surfaces, complemented by space for appliances and a freestanding cooker. A utility area and second bathroom provide practicality, while stairs lead to a flexible first-floor bedroom or studio. This space is filled with natural light and opens onto a roof terrace, offering a peaceful spot to enjoy the surrounding countryside views.



The real highlight of this home is the rear garden, which is vast, level, and brimming with potential. Paved areas, a raised deck, and extensive lawn are complemented by mature shrubs, flowers, and trees, creating privacy and tranquility. The far end is fenced off, previously used as a growing area, while the remaining space has been maintained as a natural, wildlife-friendly zone. This generous garden offers endless possibilities for outdoor living, hobbies, or simply enjoying the open space.

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.

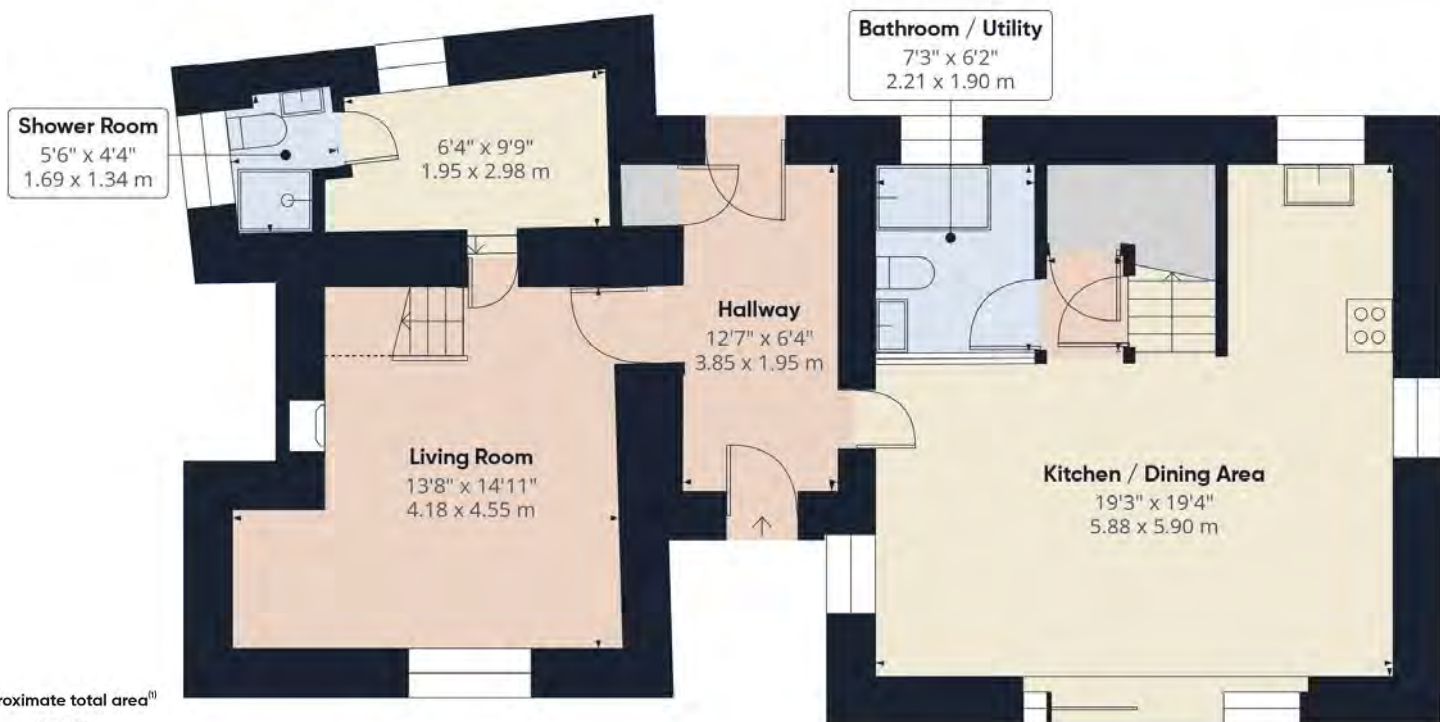
The surrounding countryside is ideal for outdoor pursuits, with scenic walks, cycling routes, and abundant wildlife to enjoy. Its location also offers excellent connections, with the sandy beaches of Bude around 30 minutes away and the rugged landscapes of Dartmoor within 20 minutes. Blending peace,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



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Approximate total area⁽¹⁾

1379 ft²
128.1 m²

Reduced headroom

12 ft²
1.1 m²

Floor 0



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