



Bond
Oxborough
Phillips

The key to moving home

Magnolia Cottage

Sheepwash

EX21 5NW



BRITISH
PROPERTY
AWARDS
2024

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £450,000



Changing Lifestyles

01837 500600

Magnolia Cottage, Sheepwash, EX21 5NW.

A charming detached family home in a sought-after location, featuring four bedrooms, a private rear garden, ample off-road parking and convenient access to local amenities...



- Four Spacious Double Bedrooms
- Three Versatile Reception Rooms
- Study Perfect For Home Office
- Kitchen Breakfast Room With Charm
- Living Room With Wood Burner
- Family Bathroom And En Suite
- Double Garage With Storage Space
- Wraparound Gardens With Patio
- Raised Vegetable Beds And Fruit
- Tarmac Driveway With Parking
- Village Location With Local Amenities
- Council Tax Band - E
- EPC - D



Are you looking for a spacious, charming family home in a peaceful village setting? This delightful detached property on the edge of Sheepwash offers four double bedrooms, three reception rooms, a study and a double garage, making it perfect for family life, working from home or entertaining friends. The home combines generous, flexible living space with beautifully maintained gardens, creating a property that is both practical and welcoming.



Step inside to a bright and inviting entrance hall with wooden flooring and useful storage, leading to a light-filled living room. The living room features a wood burning stove and French doors opening directly to the garden, making it a warm and sociable space for family gatherings or relaxing evenings. A separate dining room and an additional reception room provide plenty of versatility, whether for formal dining, a play area or extra living space. The study offers the perfect environment for working from home, while a cloakroom completes the practical ground floor accommodation.

The kitchen and breakfast room form the heart of the home, fitted with a range of units, a six ring hob, double oven and space for casual dining. From here, doors lead out to the garden, making it an ideal space for summer entertaining. The adjoining utility room provides further storage and convenient access to the double garage, which includes power and lighting.



Upstairs, the principal bedroom benefits from a private en suite shower room, while three further double bedrooms are served by a well-appointed family bathroom. The landing offers access to an airing cupboard and loft space, adding to the home's practical appeal.

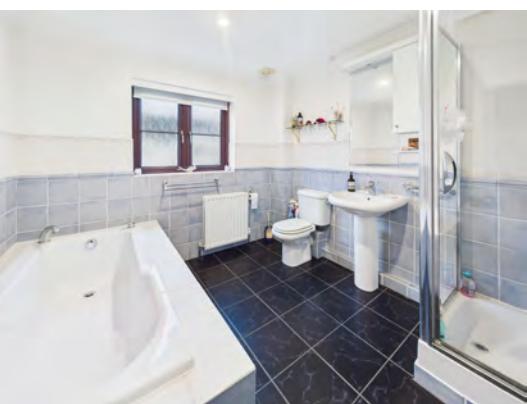
The gardens wrap around the property and are designed to suit all ages and levels of gardening experience. There are areas of lawn, raised vegetable beds, established shrubs and fruit trees, along with a west-facing patio that captures the afternoon and evening sun. A tranquil ornamental pond with a seating area creates a peaceful retreat, while a tarmac driveway leads to the double garage and provides off-road parking. Additional storage is available in two sheds and a potting shed.

Sheepwash offers a welcoming community with a public house, post office and store, while nearby villages provide additional amenities and schools. Hatherleigh and Okehampton offer a wider range of shops, services and excellent transport links including a train station combining rural charm with convenience. Devon is home to both woodland walks and stunning beach walks adding to the tranquility of the location. This is a home that effortlessly blends family living, outdoor space and village life, and viewing is highly recommended to fully appreciate all it has to offer.

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 such as Hatherleigh 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. Okehampton is also a just 30 minutes away with its train station allowing links to Exeter and A30 duel carriageway providing convenience. 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

Approximate total area⁽¹⁾

2033 ft²

189 m²



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.