



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Westcroft  
Shebbear  
Beaworthy  
Devon  
EX21 5QW

**Asking Price: £475,000 To be  
advised**



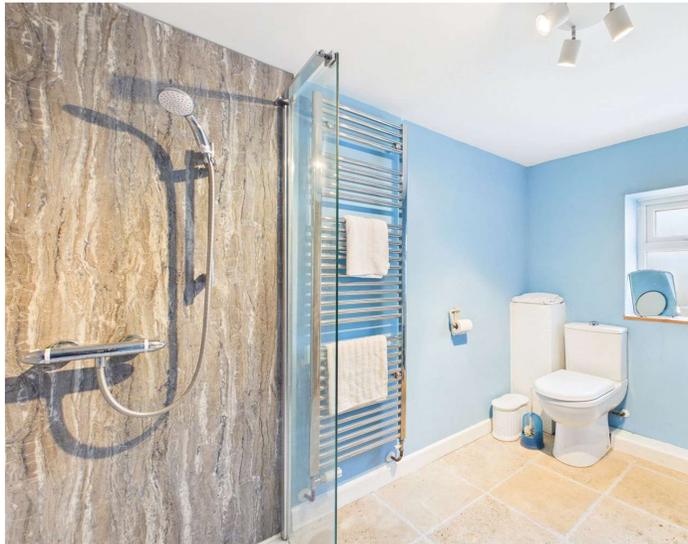
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Westcroft, Shebbear, Beaworthy, Devon, EX21 5QW



- DETACHED RURAL BUNGALOW
- STUNNING COUNTRYSIDE VIEWS
- EXTENSIVE OFF-ROAD PARKING AREA
- LARGE WORKSHOP WITH HARDSTANDING YARD
- CONVERTED GARAGE INTO ADDITIONAL LIVING ACCOMODATION
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- WELL PRESENTED THROUGHOUT



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## Overview

Set within an idyllic rural setting, this impressive detached bungalow enjoys truly picturesque countryside views and sits proudly within a generous plot of approximately one-third of an acre. The property benefits from ample off-road parking for multiple vehicles, conveniently positioned adjacent to the residence.

Internally, the home offers spacious and highly versatile accommodation throughout. Upon entering, you are welcomed by a bright and inviting sunroom—an ideal space for everyday essentials while providing a light-filled and relaxing area to unwind. A former garage has been thoughtfully converted to create a potential self-contained annexe, comprising an additional reception room, a well-proportioned double bedroom with built-in storage, and a modern en-suite shower room—perfect for guests or multi-generational living.

The well-appointed kitchen/diner has been refitted to offer an extensive range of units and U-shaped worktops, with space for a fridge, freezer, and range cooker, making it both practical and sociable. A separate utility room provides further storage and direct access to the rear garden.

Positioned at the front of the property, the generous living room is flooded with natural light via two attractive bay windows and enjoys direct access to a front decking area—an ideal vantage point to take in the stunning surrounding countryside. The ground floor also accommodates a further bedroom, located alongside a stylishly modernised shower room. In addition, a former bedroom—currently utilised as a through room with built-in storage and staircase—leads to the first floor.

Upstairs, the principal bedroom offers a peaceful retreat, with a large west-facing window framing beautiful views across the rolling countryside. This room is further enhanced by a walk-in storage area and a private en-suite bathroom.

Externally, the property continues to impress. At the upper end of the plot, a substantial hardstanding concrete yard provides additional off-road parking. Adjacent to this, a large workshop with power and lighting presents an excellent opportunity for those requiring space for vehicle restoration, hobbies, or further storage. The remaining gardens gently slope down towards the bungalow and are predominantly laid to lawn, complemented by a variety of raised beds and multiple seating areas—perfect for enjoying the far-reaching rural views from every angle.

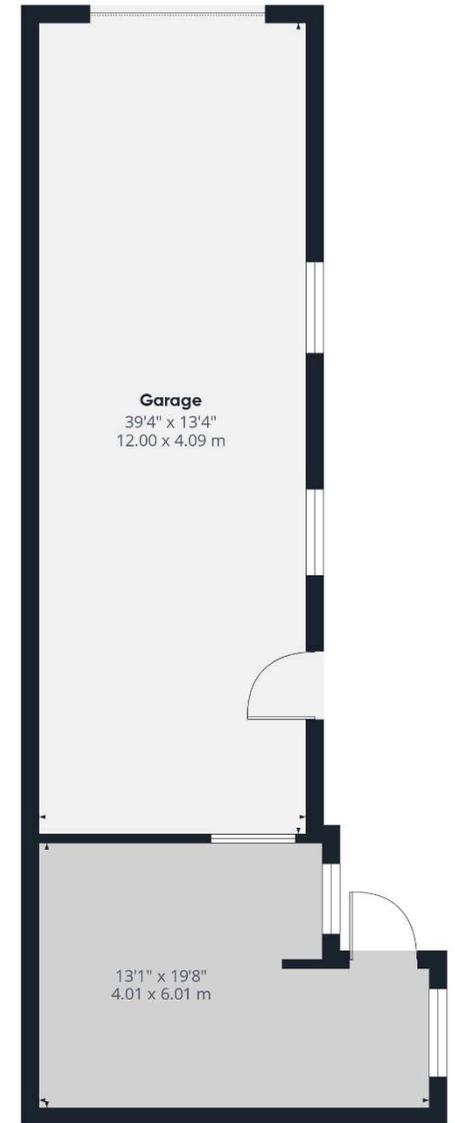
Offering a rare combination of generous accommodation, extensive outdoor space, and breathtaking surroundings, Westcroft presents a unique opportunity for those seeking a tranquil countryside lifestyle. Early viewing is highly recommended.

**AGENT NOTES** - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**SERVICES** - Mains electric. Private water via a borehole. Oil fired central heating and private drainage.

**EPC RATING** - The EPC rating for the property is currently a 'D' (64) with potential to increase to a 'B' (88).

**COUNCIL TAX BAND** - The Council Tax band for the property is currently a 'D' (please note this council band may be subject to reassessment).



\*Please note not to scale

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## Area Information

Situated within the rolling countryside of North Devon, the charming village of Shebbear enjoys a peaceful and picturesque setting, steeped in character and rural tradition. Perhaps best known for its historic square and annual tradition of "turning the Devil's Stone," Shebbear offers a strong sense of community alongside everyday conveniences including a well-regarded primary school, local inn, and places of worship.

The nearby market town of Holsworthy, located approximately 5 miles away, provides a wider range of amenities. These include independent shops, supermarkets, cafés, a weekly pannier market, and a range of educational and healthcare facilities. Holsworthy retains a traditional Devonshire charm while catering well for modern day living.

The surrounding area is renowned for its unspoilt countryside, with a network of quiet country lanes, public footpaths, and bridleways—ideal for walking, cycling, and equestrian pursuits. For those drawn to the coast, the dramatic North Devon and Cornish coastline is within easy reach, with popular seaside destinations such as Bude offering sandy beaches, surfing opportunities, and scenic cliff-top walks.

Transport links in the area provide access to larger regional centres, including Barnstaple and Exeter, where a more extensive range of shopping, dining, and leisure facilities can be found, along with mainline rail connections and access to the motorway network.

Combining rural tranquillity with accessibility to local amenities and the coastline, Shebbear, Holsworthy, and the surrounding villages offer an appealing lifestyle for those seeking a balance between countryside living and everyday convenience.



## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching Brandis Corner. At Brandis Corner take the left hand turn signed Shebbear. Follow this road for 4 miles and upon reaching Highworthy Cross turn left signed Shebbear. Continue on this road until you reach Hayes Cross and take the left turn towards Shebbear. Follow the road through Shebbear past 'The Devil's Stone Inn' and proceed down Pitt Hill. Take the first left and continue for approximately 0.7 miles where you will then find 'Westcroft' on your right hand side.

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 and 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 available 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.

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

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for a free conveyancing quote and  
mortgage advice.

