

4 Edgefield
North Road
Sheepwash
EX21 5NH



BRITISH
PROPERTY
AWARDS

2023

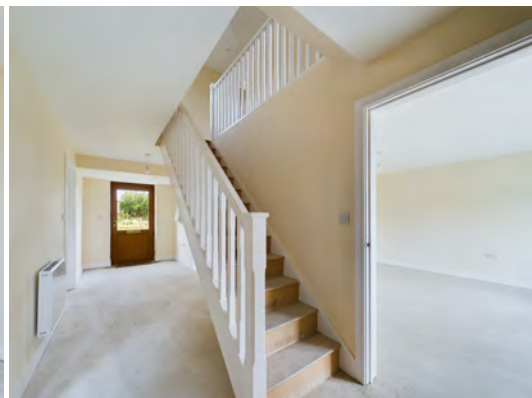


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £460,000



4 Edgefield, North Road, Sheepwash, EX21 5NH.



Situated on the outskirts of a picturesque Devonshire village, boasting far reaching views over the surrounding landscape, spacious living arrangements all within a detached modern home...

- Newly Built Detached Home
- Offering Four Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Dining Room
- Family Bathroom & Master En-Suite
- Sought After Village Location
- Plentiful Off-Road Parking
- Generous Rear Garden
- Six Year Warranty
- No Onward Chain
- Spectacular Views
- EPC - TBC



We are delighted to bring to market this newly built detached home, situated within a select development of only five properties. We have offerings of far-reaching views over the surrounding countryside, generous gardens, and plentiful off-road parking.

Located on the edge of the sought-after village of Sheepwash, the property is within walking distance of the picturesque square with its famous inn and community shop.

Upon entry you are greeted by a bright and spacious entrance hall, complimented by the neutral tones of décor throughout. The living room is well dimensioned, with generous floor space and patio door access leading out to the rear garden. The most attractive attribute to this home must be the sleek kitchen/dining room; boasting an open plan design, with apparent features of a central island, contemporary style, and a variety of integrated appliances. The ground floor also benefits from a practical cloakroom.



As we continue to the first floor via the centrally located staircase, you approach the spacious landing area, giving access to the four bedrooms and family bathroom on offer.

The master bedroom benefits from the addition of an en-suite shower room, with bedrooms three and four embracing the remarkable views of the surrounding countryside. Further factors include a spacious family bathroom, with the rare inclusion of bath and walk-in shower facilities.

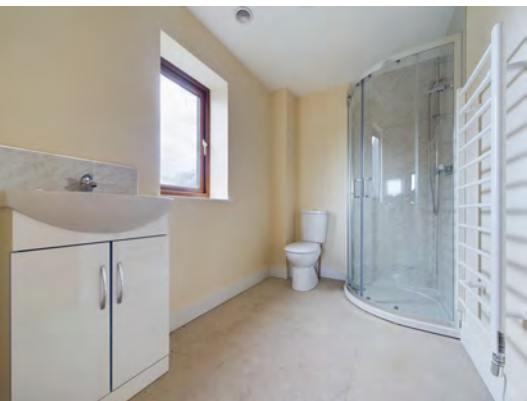
The outside space is a notable feature of the property, boasting ample off-road parking to the front and generous garden space to the rear. The rear garden offers a versatile space, majority laid to lawn with the inclusion of an efficiently sized patio. A distinguishable essence of privacy is apparent, with the remarkable views of the surrounding countryside and farmland in abundance.

Development Notice - Carpets and flooring are not included, offering any perspective purchaser to add their own personal stamp to the property.

Changing Lifestyles

The picturesque village of Sheepwash is widely considered by many to be the quintessential Devon village. There is a well stocked Post Office/General Stores and the highly acclaimed Half Moon Inn offers excellent hospitality/dining along with some of the finest game fishing available on the River Torridge.

The ancient village Church is located just off the pretty square. Neighbouring villages include Black Torrington, Highampton, and Shebbear with its well known public school of Shebbear College. A wider range of shopping/schooling and recreational facilities are available from the market towns of Great Torrington, Hatherleigh and Holsworthy, whilst for those wishing to travel further afield, Okehampton and the A30 is about 10 miles distant.



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



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.

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.