



Bond
Oxborough
Phillips

Changing Lifestyles

9 Lime Court
Sheepwash
EX21 5LZ



BRITISH
PROPERTY
AWARDS

2024

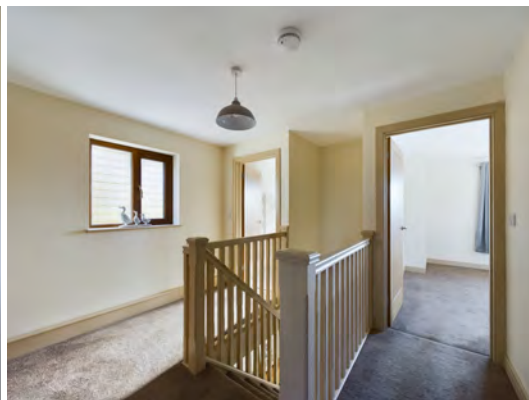


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £425,000



Changing Lifestyles

01837 500600

9 Lime Court, Sheepwash, EX21 5LZ.

An impressive detached family home positioned within a peaceful end plot, boasting a spacious blend of living accommodation, energy efficiency, and a neutral contemporary theme throughout...



- Modern Detached Home
- Offering Four Bedrooms
- Dual Aspect Living Room
- Contemporary Kitchen/Dining Room
- Large Side & Rear Garden
- Plentiful Off-Road Parking
- Electric Heating Throughout
- Generous 0.18 Acre Plot
- Elevated Countryside Views
- Solar Panels (Freehold)
- No Onward Chain
- Council Tax Band - D
- EPC - A



Are you considering re-locating to the ever so popular West Country, or you have outgrown your current home locally? This delightful detached home offers generous living space throughout, remarkable energy efficiency and far-reaching views...

Number 9 is situated within a select development of properties, constructed in 2021, all whilst being located moments from the picturesque village square of Sheepwash. The village itself benefits from convenient access to nearby amenities and hotspots, including the unspoilt scenery of Dartmoor National Park and the opportunity for leisurely coastal pursuits.

Upon approach, you will be initially drawn to the attractive exterior, boasting a balanced blend of exposed brickwork and modern composite cladding. The home itself is positioned within an ample 0.18 plot, providing generous parking arrangements and wrap around garden access.

As you enter the home, the large entrance hall is perfect for welcoming friends and family into your new abode, plus free flowing access to all that the ground floor has to offer. The dual aspect living room is a particularly desirable attribute, boasting plentiful floorspace for an array of furnishings and a wealth of natural light. The kitchen/dining room is located to the rear of the house, with pleasant views over the rear garden and an overall contemporary theme. Further practicalities include rear access to the enclosed garden and cloakroom facilities.

Ascending to the first floor, we have on offer four respectable bedrooms, as well as a large family bathroom. Bedroom number one benefits from being positioned to the front of the home, this large principal suite offers incredible elevated views and the opportunity for a selection of free-standing furnishings. Bedroom two is also a comfortable double bedroom, with the further bedrooms currently providing versatile storage and office provisions. The family bathroom continues to provide a modern theme, including practical wall panelling, plus the benefit of separate bath and walk-in shower amenities.

To the exterior, the gardens are majority laid to lawn, with mature hedge line bordering and the enjoyable outlook of countryside adjacent. From the generous parking area available, to the external storage options, there is future potential for a double garage to be constructed within this end plot.

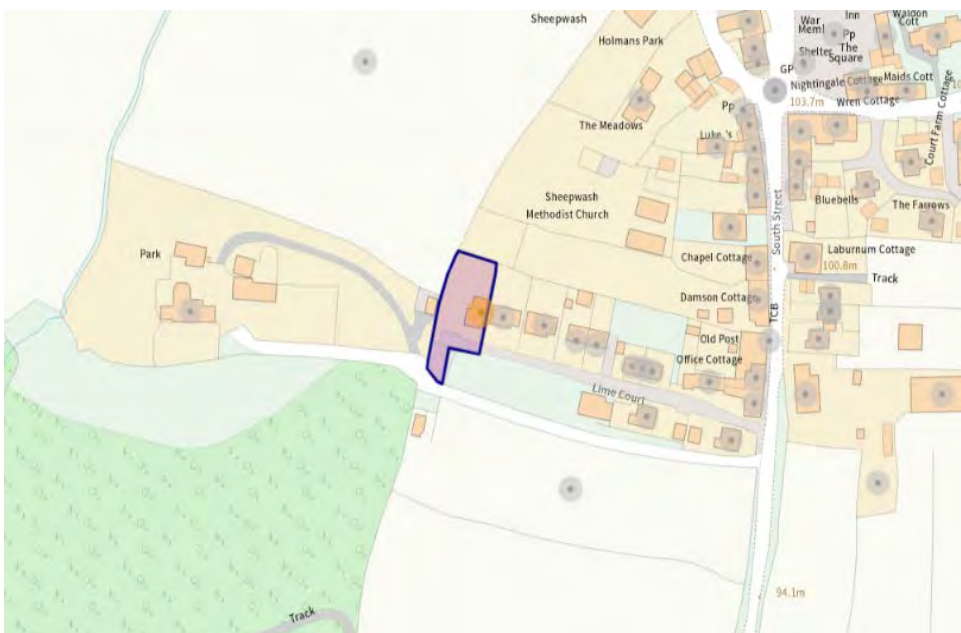
Energy efficiency is a key factor of this modern style property, including high performance glazing, top specification electric heating and the inclusion of solar photovoltaic panels. The south facing panels located to the frontage truly capture the optimum levels of solar energy available, providing a quarterly return for the current vendor.

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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 renowned private institution of Shebbear College.

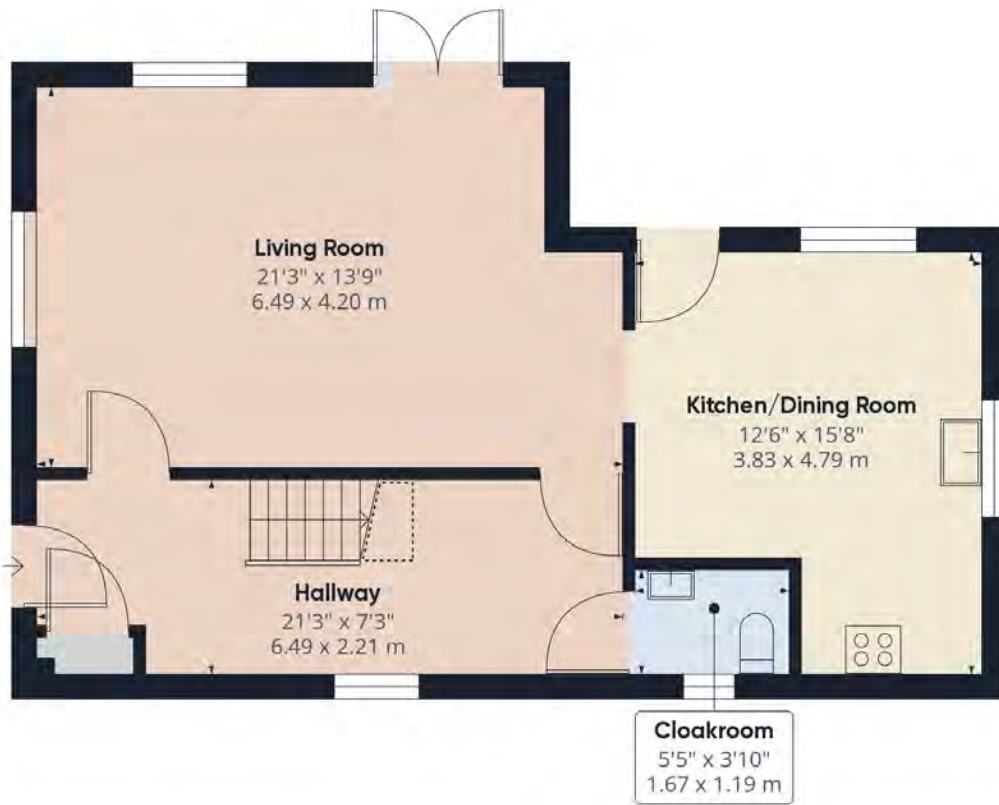
A wider range of shopping/schooling and recreational facilities are available from the market towns of Great Torrington, Hatherleigh and Holsworthy, whilst for those wishing to travel further afield, Okehampton and the A30 is about 10 miles distant.



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

Approximate total area⁽¹⁾

1232.46 ft²

114.5 m²


Reduced headroom

7.13 ft²

0.66 m²



Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.