

Hawthorn (Plot 5)
Dougies Field
Shebbear
Beaworthy
Devon
EX21 5SL

Asking Price: £550,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Hawthorn (Plot 5), Dougies Field, Shebbear, Beaworthy, Devon, EX21 5SL



- BRAND NEW
- DETACHED HOUSE
- 4 BEDROOMS (2 EN-SUITE)
- 3 RECEPTION ROOMS
- ADJOINING GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN
- ARCHITECTS CERTIFICATE
- SOUGHT AFTER VILLAGE LOCATION
- EPC: TBC



Situated in a fantastic position on the edge of the sought after village of Shebbear is an exciting opportunity to acquire this brand new 3 reception room, 4 double bedroom, 2 ensuite, detached family home with adjoining garage, parking and garden. The residence offers spacious and versatile accommodation throughout and benefits from UPVC double glazing, under floor heating via Air Source Heat Pump, super fast broadband and Architects Certificate. Viewings to be accompanied by Bond Oxborough Phillips.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching Brandis Corner, and at the Bickford Arms turn left towards Shebbear. Stay on this road for 4.7 miles, following the signs to Shebbear, and you will reach Battledown Cross. Take the left hand turn signposted Shebbear and the entrance to the site will be found a short distance on the left hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The friendly village of Shebbear lies amidst the glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, Post Office and the well known private school of Shebbear College is situated on the edge of the village. The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.



Internal Description

Entrance Hall - 15' x 5'8" (4.57m x 1.73m)

Stairs leading to first floor landing. Access to useful under stairs storage cupboard.

Kitchen Dining Room - 24'6" x 13' (7.47m x 3.96m)

A modern kitchen comprising matching wall and base mounted units with work surfaces over incorporating a ceramic 1 1/2 sink drainer unit with mixer tap. Built in "AEG" 4 ring electric hob and matching extractor, and electric double oven. Integrated fridge freezer and space and plumbing for dishwasher. Breakfast Bar. Ample room for dining room table and chairs. Window to front elevation and bi-folding doors to rear.

Utility Room - 6'10" x 6'9" (2.08m x 2.06m)

Matching wall and base mounted units with work surfaces over, incorporating a sink drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Access to cupboard housing hot water cylinder. Pedestrian door to rear.

Living Room - 16'4" x 13' (4.98m x 3.96m)

Light and airy reception room with bi-folding doors to rear elevation overlooking the garden. Ample room for sitting room suite.

Bedroom 5/Snug - 12'11" x 8'10" (3.94m x 2.7m)

Window to front elevation.

Cloakroom - 6'6" x 3'2" (1.98m x 0.97m)

Fitted with pedestal wash hand basin and low flush WC. Window to front elevation.

First Floor Landing - 15'10" x 3'5" (4.83m x 1.04m)

Access to useful storage cupboard and loft space.

Bedroom 1 - 13'2" x 12'10" (4.01m x 3.9m)

Generous double bedroom with window to rear elevation, overlooking the enclosed garden and fields beyond.

Ensuite Shower Room - 6'10" x 4'4" (2.08m x 1.32m)

A fitted suite comprising shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

Bedroom 2 - 13'1" x 12'10" (4m x 3.9m)

Spacious double bedroom with window to rear elevation, enjoying pleasant countryside views.

Ensuite Shower Room - 6'10" x 4'4" (2.08m x 1.32m)

A fitted suite comprising shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to rear elevation.

Bedroom 3 - 13'1" x 12'3" (4m x 3.73m)

Double bedroom with window to front elevation.

Bedroom 4 - 13'1" x 11'3" (4m x 3.43m)

Double bedroom with window to front elevation.

Family Bathroom - 9'3" x 8'10" (2.82m x 2.7m)

A fitted suite comprising panel bath, separate shower cubicle with mains fed shower over, vanity unit with inset wash hand basin and low flush WC. Heated towel rail. Window to front elevation.

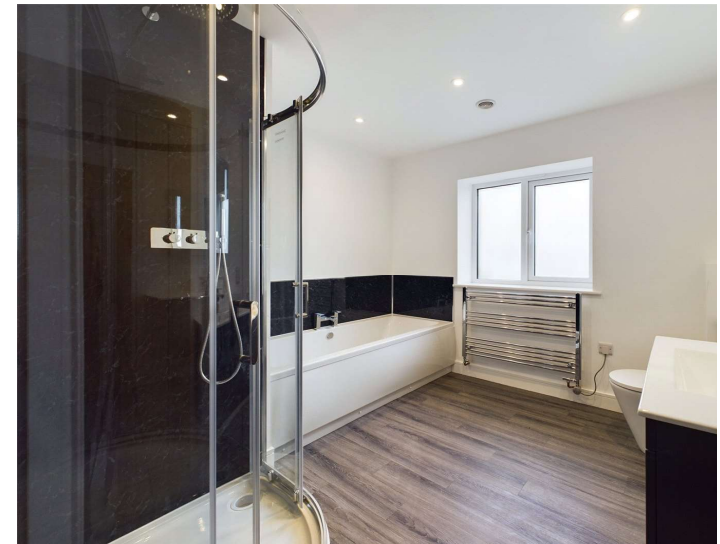
Outside - The property is approached via its own tarmacked drive providing off road parking for 3 vehicles and giving access to the single garage and front entrance door. The enclosed rear garden is principally laid to lawn and bordered by mature Devon hedging and close boarded wooden fencing. Adjoining the rear of the property is a paved patio area providing the ideal spot for alfresco dining and entertaining.

Garage - Single garage with up and over vehicle entrance door to front elevation. Power and light connected.

Services - Mains water and electric. Underfloor heating powered via Air Source Heat Pump. Shared electric treatment plant.

Agents Note - The property will come with an architects certificate.

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

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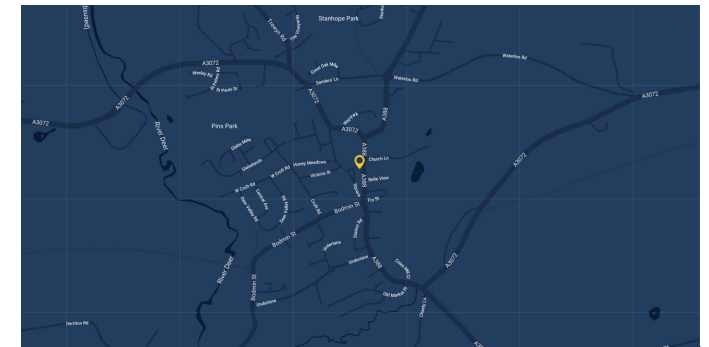
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