

5 Edgefield
Sheepwash
EX21 5EE



BRITISH
PROPERTY
AWARDS

2023

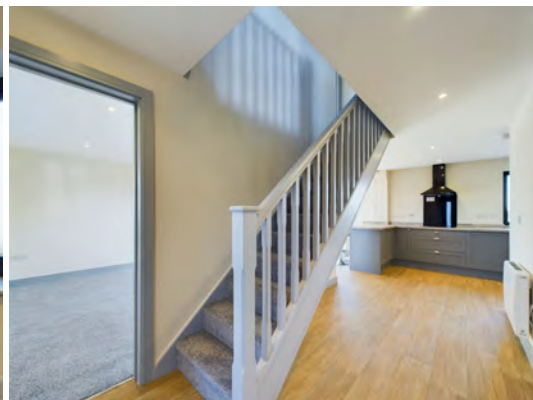


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £475,000



5 Edgefield, Sheepwash, EX21 5EE.

A newly built detached residence, situated within an idyllic Devonshire village, boasting an exquisite standard of finish throughout, energy efficiency and far-reaching countryside views...



- Newly Built Detached Home
- Offering Four Bedrooms
- Attractive Kitchen/Breakfast Suite
- Master En-Suite & Family Bathroom
- Open Plan Living Arrangement
- Designated Ground Floor Office
- Large Rear Garden
- Spectacular Far-Reaching Views
- Generous Off-Road Parking & Garage
- Sought-after Village Location
- Electric Heating Throughout
- 0.3 Acre Plot Size
- EPC - C



Are you on the search for a property that benefits from energy efficiency, spacious living arrangements and plentiful parking opportunities, all whilst being surrounded by picturesque Devonshire countryside? Number 5 has so much to offer, a truly spectacular family home...

This contemporary four-bedroom detached property is situated within a select development of only five properties on the edge of the sought-after village of Sheepwash. This end plot boasts a generous 0.3-acre plot size, including a large rear garden, plentiful parking and the opportunity for the construction of a double garage to the frontage.

The exterior is of a particularly attractive nature, boasting a desirable blend of brickwork and composite cladding, alongside a practical porch and grey window units.

Upon entry, you will be welcomed by the free-flowing, open plan living arrangement of the ground floor. The dual aspect living/dining room is spacious, alongside a wealth of natural light and inviting access to the rear garden.

The kitchen suite continues the sleek, modern theme with the additional benefit of multiple integrated appliances and breakfast bar opportunities. Further practicalities include an efficient utility area, cloakroom and designated front facing office.

As we ascend to the first floor, the large landing area takes host to four well-dimensioned bedrooms plus the main family bathroom. The master suite offers plentiful floorspace, an en-suite shower room and spectacular, elevated views spanning across the surrounding countryside. The family bathroom located centrally, provides a neutral décor theme, plus popular wall panelling in all the right areas.

Accessible from either side of the property, the rear garden is of a substantial size; majority laid to lawn, the outside space is versatile with endless opportunity, plus the inclusion of an efficiently sized patio. A distinguishable essence of privacy is apparent, a peaceful, external retreat.

Energy efficiency is a key factor of this newly developed property, including high performance glazing, low energy LED downlighting and solar photovoltaic panels.

Agent Note: Mains Electric, Mains Water, Private Drainage (Shared Treatment Plant).



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 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⁾

1371 ft²
127.37 m²

Reduced headroom

16.5 ft²
1.53 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.