

Birchwood House

Shebbear

EX21 5SH



BRITISH
PROPERTY
AWARDS

2024

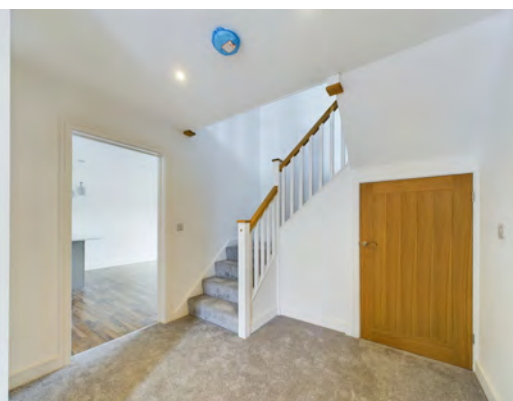


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £459,950



Birchwood House, Shebbear, EX21 5SH.



A detached family home situated within a modern development, boasting four bedrooms, an enclosed rear garden, ample off-road parking and an array of nearby local amenities...

- Modern Detached Family Home
- Offering Four Double Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom & Two En-Suites
- Spacious Living Room
- Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Architects Certificate
- Close Proximity to Local Amenities
- Convenient Transport Links
- Popular Village Location
- Air Source Heat Pump
- EPC - TBC



Are you looking for a brand new, move-in ready home that is located on the edge of a popular village, while still being accessible to the coast and major city destinations?

Birchwood House is an exquisite contemporary family residence that masterfully combines modern design with practical living spaces. This detached property captivates with its striking exterior, blending stone and cladding to create a welcoming and stylish facade.

Upon entering, you'll be greeted by a brand-new kitchen within a spacious kitchen dining room, ideal for both daily family meals and entertaining guests. The kitchen boasts state-of-the-art appliances, ample storage, and elegant quartz worktops, offering plenty of space for culinary creations. A dedicated utility space houses white goods and features direct access to the rear garden, adding to the home's convenience.



The ground floor also includes a generously sized living room, perfect for relaxation and family gatherings. Additionally, a versatile reception room offers an ideal setting for an office, games room, or emergency guest room. This space provides a quiet retreat from the main household, fostering a productive environment for working from home or managing household affairs.

Upstairs, the home features four double bedrooms, ensuring ample space for family and guests. Two bedrooms include ensuite shower rooms for added privacy and convenience. The tastefully designed family bathroom, easily accessible to the remaining bedrooms, offers both a shower and a bathtub.

Externally, Birchwood House includes a single garage and a driveway with additional parking, accommodating multiple vehicles. The beautifully landscaped front garden enhances curb appeal, while the private rear garden offers a serene outdoor space for recreation and relaxation—perfect for summer barbecues, children's play, or simply enjoying the outdoors.

Changing Lifestyles

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.

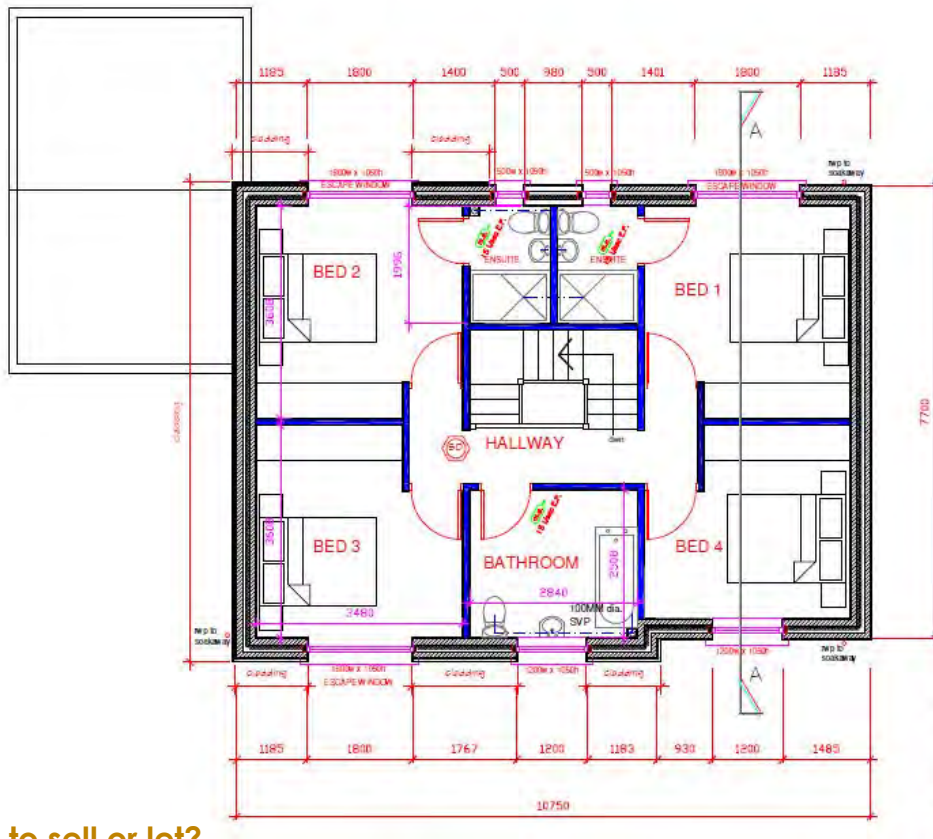
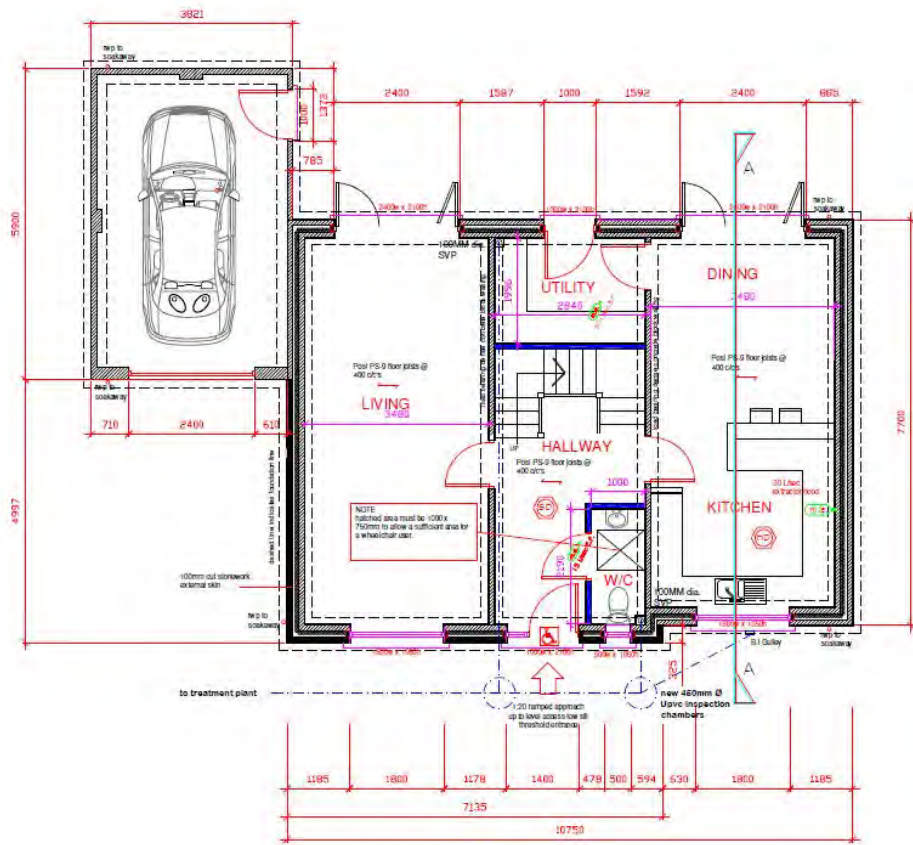
The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.



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:





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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.