



Bond
Oxborough
Phillips

Changing Lifestyles

1 Galmington Cottages
Shebbear
Beaworthy
Devon
EX21 5RJ

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Galmington Cottages, Shebbear, Beaworthy, Devon, EX21 5RJ

A BEAUTIFUL SEMI-DETACHED BARN CONVERSION



- 2 double Bedrooms (1 En-suite)
- Spacious, open-plan Lounge / Dining Room
- Well-equipped Kitchen looking out upon the gardens
 - Wet Room
- Presented to a very high standard throughout
- Peaceful location enjoying a good degree of privacy
 - Parking area for up to 4 cars
 - Large & level front garden
 - No onward chain



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Overview

This is one of those rare opportunities to make a purchase that could truly change your lifestyle. If the hustle and bustle of modern life is getting a bit much then this beautiful 2 double Bedroom semi-detached barn conversion may be for you.

The situation here is peaceful and the sounds and sights of the countryside are all around. 1 Galmington Cottages is situated on the grounds of Galmington Farm, though its great position on the site ensures it retains a good degree of privacy.

Approaching the property there is a large parking area belonging to number 1 providing space for up to 4 cars. From here a gateway gives access to the large and level front garden that will surely be a space where many hours will be whiled away in relaxation. The garden features a lovely level lawn with hedge borders and some mature trees. There is space to build a studio / home office here, if desired. A paved pathway leads onto a newly laid area of composite decking - perfect for alfresco dining and sunbathing.

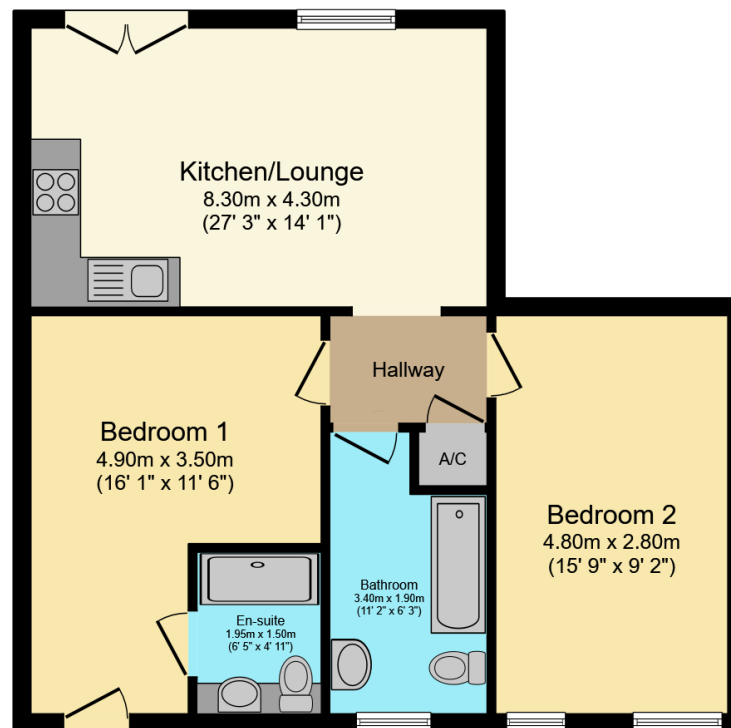
French doors give access to the property and lead to a spacious, open-plan Lounge / Dining Room which offers plenty of options for various lounge / dining configurations. The Kitchen is well-equipped and features a built-in oven and hob as well as a washing machine and dishwasher. There are a range of units and work surfaces - perfect for budding chefs. Looking out upon the gardens, this attractive space will be a perfect living area throughout the year. The 2 Bedrooms on offer are both doubles (one of the Bedrooms has its own En-suite Shower Room with a rainforest head shower). Between the Bedrooms is a Wet Room, again, featuring a rainforest head shower.

The presentation of this property is of a very high standard throughout and it is the kind of place that you can move straight into without having the concern for which improvement you will need to make first. The house has a central heating system powered by an electric boiler and there is shared private drainage.

We think this will make the perfect home for those looking for a quiet comfortable space to settle into. Equally, it would be a perfect holiday bolthole as well. Available for sale with no onward chain, we would highly recommend booking a viewing to appreciate this fine location for yourself.

Council Tax Band

B - Torridge District Council



Floor Plan

Floor area 59.4 m² (639 sq.ft.)

TOTAL: 59.4 m² (639 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



1 Galmington Cottages, Shebbear, Beaworthy, Devon, EX21 5RJ



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Galmington Cottages, Shebbear, Beaworthy, Devon, EX21 5RJ



Area Information

Shebbear is a popular village with a vibrant community offering a range of amenities such as a village hall, mobile Post Office, Shebbear community primary school, Shebbear College and The Devil's Stone Inn - which usually hosts the annual Turning of The Devil's Stone event! The nearby towns of Torrington & Bideford are both close to hand, along with the coastal resort of Bude.

Torrington is a small market town offering a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre. Just to the edge of the town is RHS Rosemoor.

Bideford is an historic port town and provides a traditional pannier market and an array of independent shops, cafes and bistro's and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary.

Directions

From Bideford Quay proceed in the direction of Torrington on the A386 for approximately 2 miles. Take the right hand turning signposted Holsworthy / A388. Proceed along this road passing through the villages of Saltrens, Monkleigh and Frithelstockstone until reaching Stibb Cross. At the crossroads, proceed straight across following the signposts to Shebbear. Continue along this road for approximately 3 miles. Passing Rosehill Garage on your left hand side, take the left hand turning signposted Peters Marland. Continue down this lane for approximately 0.6 miles to where the driveway leading to Galmington Farm will be found on your right hand side. Follow the directions to 1 Galmington cottages.

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 and 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 available 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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 Galmington Cottages, Shebbear, Beaworthy, Devon, EX21 5RJ

Changing Lifestyles

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

5 Bridgeland Street
Bideford
Devon
EX39 2PS
Tel: 01237 479 999
Email: bideford@boproperty.com

Have a property to sell or let?

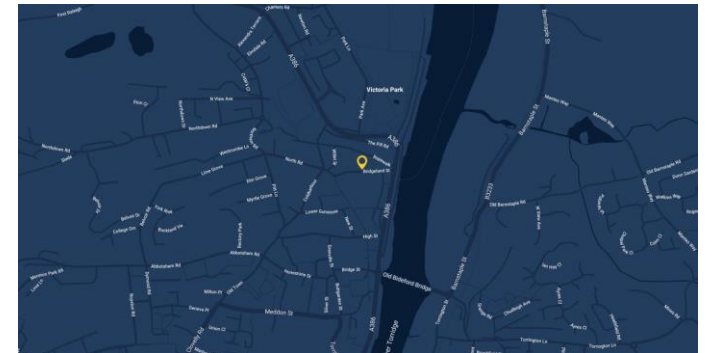
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

EPC TO FOLLOW



Changing Lifestyles

01237 479 999
bideford@boproperty.com