

Jacaranda
Berry
Shebbear
Beaworthy
Devon
EX21 5RB

Asking Price: £440,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Jacaranda, Berry, Shebbear, Beaworthy, Devon, EX21 5RB



- ECO FRIENDLY DETACHED BUNGALOW
- IMMACULATELY PRESENTED
- 3 BEDROOMS
- GENEROUS GARDEN PLOT
- DEVELOPMENT POTENTIAL
- LARGE OFF ROAD PARKING AREA
- RANGE OF OUTBUILDINGS
- QUIET AND PEACEFUL SETTING
- COUNTRYSIDE VIEWS
- EPC RATING A.



Situated within the heart of the Devon countryside, in a quiet and peaceful location, on the edge of the highly sought after village of Shebbear is an exciting opportunity to acquire Jacaranda. This immaculately presented, eco-friendly, 3-bedroom bungalow benefits from a large off-road parking area, allowing parking for a range of vehicles, a variety of useful outbuildings including double car port and workshop, generous plot, split into two garden areas, 1 with a static caravan, providing income and development potential (subject to gaining the necessary consents).

EPC A.



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Directions

From Stibb Cross, which is situated mid-way between Holsworthy, Bideford, and Great Torrington on the A388, take the road signed Shebbear. After 3 miles turn right signed Berry and follow this country road for about 0.5 miles whereupon the property will be found on the right-hand side with its name plaque clearly displayed.

Situation

Just two miles away from the friendly village of Shebbear, which lies amidst the glorious unspoilt countryside. The village offers a traditional range of amenities including the well-respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition, 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.



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Entrance Porch - 6'3" x 3'6" (1.9m x 1.07m)

Frosted window to front elevation. Space to hang coats and store shoes. Internal door leading to kitchen/diner.

Kitchen/Diner - 19'2" x 12'10" (5.84m x 3.9m)

A modern fitted kitchen with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 1 1/2 sink drainer unit with mixer tap. Built in electric oven, 4 ring hob and extractor. Appliances include "Bosch" dishwasher, "Zanussi" washing machine and "Samsung" tumble dryer. Space for free standing fridge/freezer. Ample room for large dining table and chairs. Window and door to rear elevation.

Living Room - 13'1" x 11'9" (4m x 3.58m)

Light and airy reception room with double doors leading to the enclosed rear garden. Feature fireplace housing wood burning stove, with slate hearth and wooden mantle over. Ample room for sitting room suite.

Hallway - 31'2" x 2'11" (9.5m x 0.9m)

Access to 2 large storage cupboards and the loft hatch.

Windows to front elevation overlooking the garden.

Bedroom 1 - 12'6" x 9'8" (3.8m x 2.95m)

Double bedroom with window to rear garden.

Bedroom 2 - 8'10" x 9'1" (2.7m x 2.77m)

Double bedroom with window to rear elevation.

Bedroom 3/Dressing Room - 9'1" x 8' (2.77m x 2.44m)

Set up as a dressing room by the current owners but is also suitable as a 3rd bedroom if required.

Bathroom - 9'11" x 5'6" (3.02m x 1.68m)

A matching suite comprising panel bath, separate shower cubicle, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Office - 13'8" x 10'5" (4.17m x 3.18m)

Currently set up as an office. Housing Oil fired "Grant" boiler. Window to front and side elevations. External door.

Outside - The property is approached via a double wooden gate which gives access to the entrance porch and a large off road parking area, along with a large caravan and car port with further storage to the rear. The tool shed that is situated behind the caravan and car port is 33" x 7'06". Adjoining the drive, is a large open garden which has been decorated with a range of mature shrubs. At the top end of the garden there is a static caravan which has been used in the past by family and also Air bnb. Next to the caravan is a timber construction which provides 2 dry storage spaces and viewing deck, enjoying stunning views of the surrounding countryside. The garden is bordered by mature trees and hedges, providing a high degree of privacy. To the rear of the property, there is a south facing secret garden which is principally laid to lawn and bordered by mature hedges and close boarded

wooden fencing with a greenhouse at the far end. The garden is decorated with a variety of flowers. Adjoining the rear, accessed from the living room, there is a paved patio area providing the ideal spot of alfresco dining and entertaining, with a hammock for sun bathing.

Services - Mains water and electric, plus 7kwh owned solar panels on a south facing roof. Private drainage. Oil fired central heating (the hot water cylinder is also heated by solar). EV car charging point.

EPC Rating - EPC Rating A (103) with the potential to be an A (131). Valid until July 2034.

Council Tax Banding - Band 'D' (please note this council band may be subject to reassessment).

Agents Notes - The rear of the bungalow is directly south facing and has 19 solar panels on the roof it has the potential of generating 7.5kwh, the front has an EV Charging point and, in the bungalow, the central heating has an indirect hot water cylinder which is heated by the solar panels using any excess power saving the oil for the winter days. The solar power depending on weather has given a return of £575 so far this year 25.07.2025 and many miles of free travel, it also generated an income in 2024 of £600 which paid for the oil for heating and fuel for the car, to truly appreciate this property an internal viewing is a must! EPC A rated.

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Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



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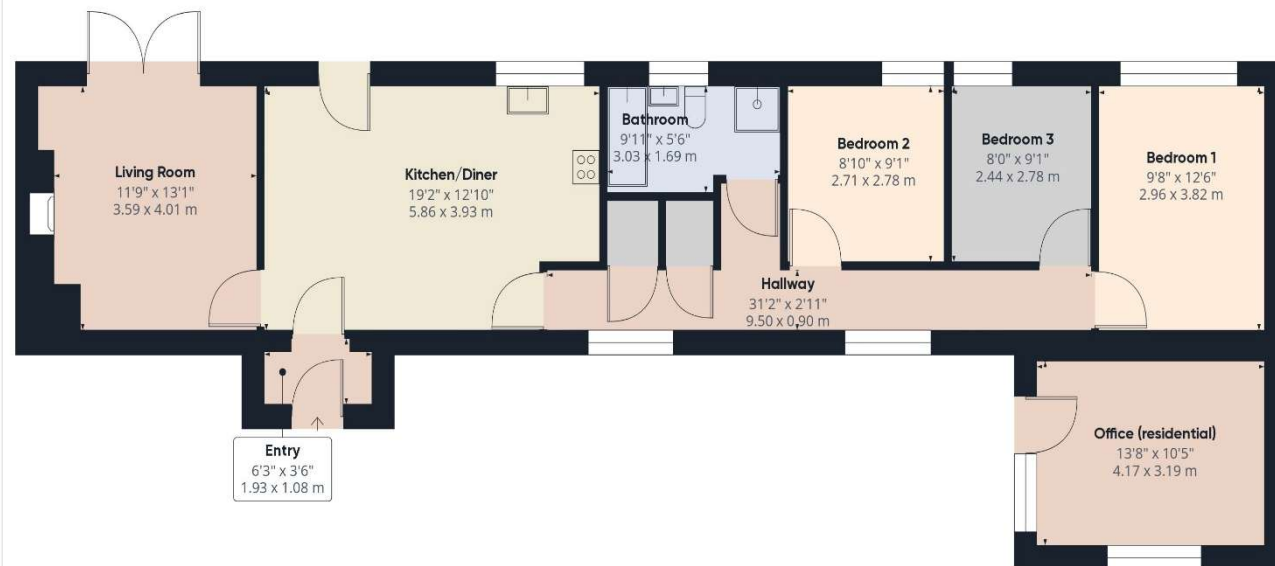
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		103	131
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	Not energy efficient - higher running costs	
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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

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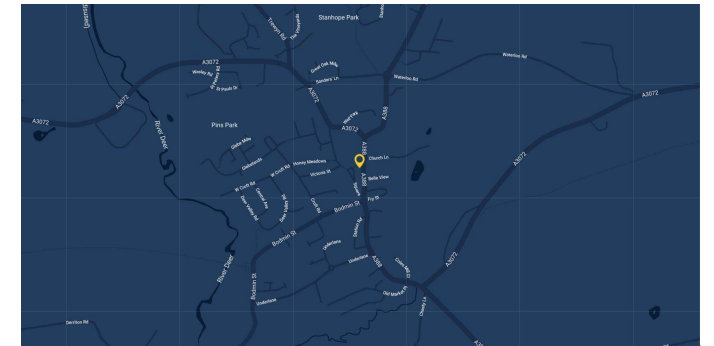
for a free conveyancing quote and mortgage advice.

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@boproperty.com

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