



Bond
Oxborough
Phillips

Changing Lifestyles

Beara
Shebbear
Beaworthy
Devon
EX21 5HN

Asking Price: £530,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Beara, Shebbear, Beaworthy, Devon, EX21 5HN

- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- SEPARATE DOUBLE GARAGE
- USEFUL OUTBUILDING
- GARDEN AND PADDOCK EXTENDING TO APPROX. 1.68 ACRES
- POSSIBLE DEVELOPMENT OPPORTUNITIES
- QUIET AND PEACEFUL SETTING
- EDGE OF VILLAGE LOCATION
- EPC: F



Situated in a quiet and peaceful setting on the edge of the sought after village of Shebbear, is a rare and exciting opportunity to acquire this 3 bedroom detached bungalow benefitting from generous garden, detached double garage, separate cob/stone barn (with development potential, subject to gaining the necessary consents), pony stables and adjoining 1 acre paddock. An internal viewing is highly recommended to truly appreciate the stunning setting that this property is set within along with all the great assets it has to offer. EPC F.



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Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4.2 miles and on reaching Brandis Corner, turn left by the Bickford Arms signed Shebbear. Stay on this road for 4 miles and upon reaching New Inn Cross take the right hand turning signed Black Torrington/Sheepwash. Follow this country road for exactly 0.8 miles and the entrance lane leading to Beara will be found on the left hand side with a nameplate, along with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

Situated on the edge of the friendly village of Shebbear which lies amidst glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition the well known public 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 Porch - 5'8" x 3'1" (1.73m x 0.94m)

Stable door to front elevation and windows to side elevations. Internal door leading to inner hallway.

Inner Hallway - 22'5" x 3'7" (6.83m x 1.1m)

Provides access to the 3 Bedrooms, Dining Room, Bathroom and Kitchen.

Living Room - 12'6" x 11'9" (3.8m x 3.58m)

Light and airy reception room with windows to side elevations and sliding doors to rear elevation, overlooking the garden. Ample room for sitting room suite. Cupboard housing Gas "Worcester" boiler.

Dining Room - 12'9" x 9'1" (3.89m x 2.77m)

A light and airy reception room with window to side elevation overlooking the surrounding garden. Feature fireplace housing woodburning stove with slate hearth. Ample room for dining table and chairs.

Kitchen - 12'2" x 8'4" (3.7m x 2.54m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a 1/2 stainless steel sink drainer unit with mixer tap. Built in "Zanussi" electric oven and matching 4 ring hob with extractor over. Space for washing machine. Access to large larder. Window to side elevation.

Pantry - 5'3" x 3'6" (1.6m x 1.07m)

Window to rear elevation.

Bedroom 1 - 12'4" x 9'3" (3.76m x 2.82m)

Spacious double bedroom with window to side elevation.

Ensuite - 8'5" x 4'5" (2.57m x 1.35m)

Plumbing in place. Frosted window to rear elevation.

Bedroom 2 - 12'4" x 9'3" (3.76m x 2.82m)

Double bedroom with window to front elevation. Stairs leading to attic space.

Bedroom 3 - 12'3" x 9'2" (3.73m x 2.8m)

Double bedroom with window to front elevation.

Bathroom - 8'4" x 6'6" (2.54m x 1.98m)

A fitted suite comprising corner bath, separate corner shower cubicle with mains fed shower over. Low flush WC and pedestal wash hand basin. Frosted window to rear elevation.

Attic Space/Hobby Room - 15'1" x 7'10" (4.6m x 2.4m)

Converted loft space.

Outside - The property is accessed from a quiet parish road on the outskirts of the popular village of Shebbear. Beara is accessed via a timber gate which provides access to the private stone lane which is bordered by mature Devon hedges. Part way down the lane, there is a separate access which leads to the 1 acre paddock, which is again bordered by mature Devon hedges and trees. The gentle sloping land houses a pair of timber pony stables (10'05" x

6'04), with concrete floors, tin roof and power connected. A static caravan was also cited in the paddock, connections for this are still available. Following the lane to the end, takes you to the bungalow along with the large off road parking area, double garage and useful outbuilding. Surrounding the bungalow is formal garden which is mainly laid to lawn which is lined with mature hedges and trees providing a high degree of privacy.

Outbuilding - Stunning cob and stone built barn with a small section of block work, all under a tin roof. The Barn is divided into 3 generous sections (24'06" x 15'03", 17'0" x 14'02" and 22'09" x 14'0") with separate access into each. Ideally suited for small holding purposes, additional storage or as possible development opportunity, subject to gaining the necessary planning consents.

Garage - 17'8" x 15'3" (5.38m x 4.65m)

Electric roller door to front elevation. Power and light connected.

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

EPC Rating - EPC rating F (28), with the potential to be 76 (C). Valid until January 2025.

Services - Mains electric and water. Private drainage. LPG tank. 10x owned solar panels and electric "Zappi" car charging point.

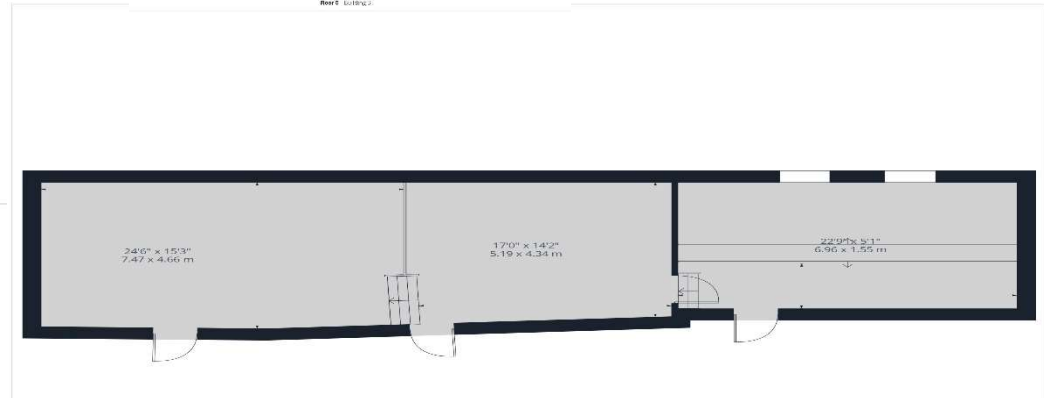
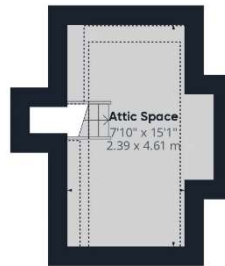
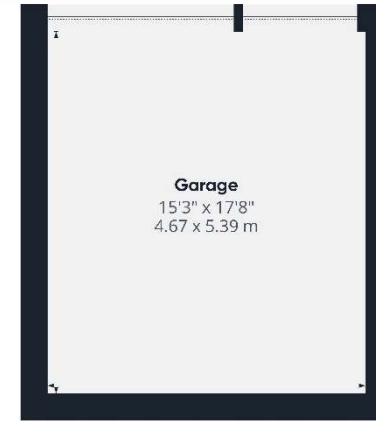
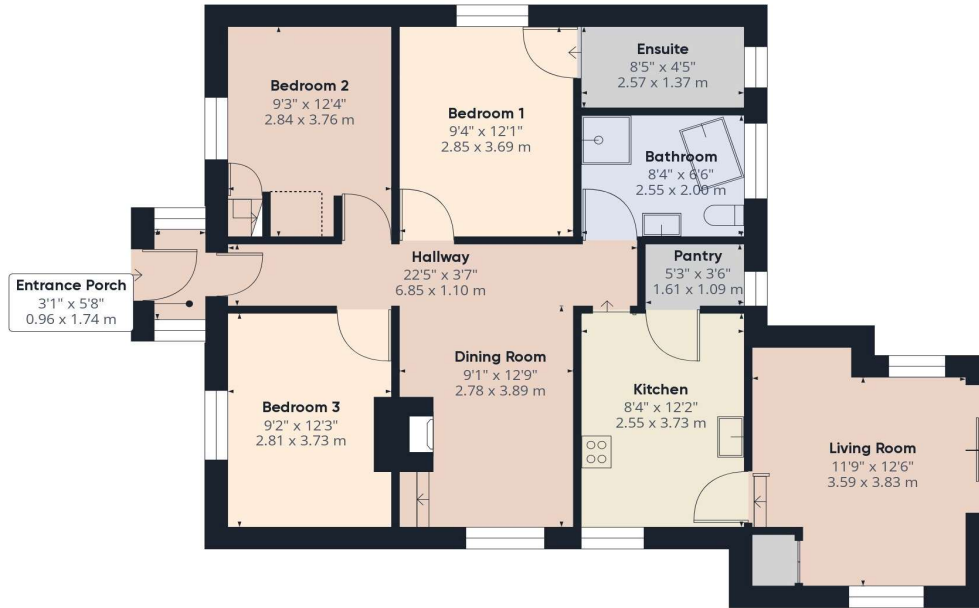


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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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