



Bond
Oxborough
Phillips

Changing Lifestyles

Mermaid House
The Square
Sheepwash
Beaworthy
Devon
EX21 5NE

Asking Price: £450,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- DETACHED MAIN HOUSE AND SEPARATE ANNEXE
 - SPACIOUS AND VERSATILE ACCOMMODATION
 - LOW MAINTENANCE GARDENS
 - PARKING AND GARAGE
 - SOUGHT AFTER VILLAGE LOCATION
 - SUITABLE FOR A VARIETY OF USES INCLUDING LARGE FAMILY HOME, DUAL ACCOMMODATION OR INCOME POTENTIAL
 - AVAILABLE WITH NO ONWARD CHAIN



Nestled within the heart of the highly sought after picturesque village of Sheepwash, is an exciting opportunity to acquire this substantial, well presented, spacious and versatile house offering 3 reception rooms, 5 Bedrooms and adjoining 2-bedroom annexe, along with 2 garden areas, callar, attic and garage. The residence is situated in a prime and central location within the village and boasts both modern and character features throughout. This grade 2 listed residence is well suited as a large family home or alternatively would be suitable as a dual occupancy's residence or income potential. A viewing is highly recommended to appreciate this unique residence. EPC TBC.





Directions

From Holsworthy proceed on the A3072 Hatherleigh road for just under 9 miles and upon reaching the village of Highampton, turn left signed Sheepwash. Follow this road for just over a mile and upon reaching the village square the property can be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

The picturesque village of Sheepwash is widely considered by many to be the quintessential Devon village. There is a well stocked Village store featuring local produce with coffee shop and the highly acclaimed Half Moon Inn offers excellent hospitality/dining along with some of the finest fly 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 well known public school 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.



Internal Description

Main House

Entrance Hall - 21' x 4'10" (6.4m x 1.47m)

Bright and airy entrance hall, providing access to the kitchen, dining, living and games room. Stairs leading to the cellar and first floor landing.

Kitchen - 15'3" x 11'10" (4.65m x 3.6m)

A spacious modern kitchen, fitted with a range of wall and base mounted unit with a white Corian worktop over, incorporating an inset sink drainer unit and mixer tap. A feature stone inglenook fireplace houses a microwave and warming draw. Other built in appliances include dishwasher, induction hob with extractor over, steam oven and fan oven with space for free standing American style fridge/freezer. Completing the kitchen is the island, fitted with an oak worktop, and a range of useful draws with glass breakfast bar over. Window to rear elevation, overlooking the courtyard garden.

Dining Room - 12'11" x 11'11" (3.94m x 3.63m)

A generous reception room with stunning wooden floorboards. Windows to side and rear elevations.

Living Room - 14'7" x 13'2" (4.45m x 4.01m)

Feature fireplace housing wood burning stove with decorative surround. Window to front elevation.

Games Room - 18'3" x 15'4" (5.56m x 4.67m)

A versatile and flexible room suiting to a variety of uses, currently being used as a games room, providing the perfect spot for entertaining. Door and twin bay windows to front elevation with useful storage seats.

Cloakroom - 3'9" x 2'5" (1.14m x 0.74m)

Fitted with a wall hung sink and close coupled WC. Accessed from the games room.

Utility Room - 15'3" x 4'1" (4.65m x 1.24m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink with mixer tap. Stairs leading to 1st floor, and access to useful under stairs storage cupboard. Window to side elevation, overlooking the garden.

Garden Room - 14'1" x 6'3" (4.3m x 1.9m)

Side door leading to the main garden. Window and double doors leading to the secret rear garden. Access from the utility room.

Gym/Store Room - 9'3" x 6'7" (2.82m x 2m)

Accessed from the utility room, with windows to front and side elevations.

First Floor Landing - 13'7" x 5' (4.14m x 1.52m)

A stunning, bright and airy landing with large window to rear elevation, overlooking the secret garden.

Bedroom 1 - 12'10" x 12'8" (3.9m x 3.86m)

Generous double bedroom with fitted wardrobes. Window to rear elevation with views of the village and the surrounding countryside beyond.

Ensuite Bathroom - 15'7" x 3'1" (4.75m x 0.94m)

A fitted suite comprising panel bath with mains fed shower over, close coupled WC and wall hung sink. Access to airing cupboard housing hot water cylinder. Window to rear elevation.

Bedroom 2 - 15'6" x 14'10" (4.72m x 4.52m)

A spacious second bedroom, easily taking a double bed, with scope to add an ensuite if required, with pedestal wash hand basin already connected. Window to front elevation, overlooking the village.

Bedroom 3 - 13'4" x 11'11" (4.06m x 3.63m)

Another large double bedroom with window to front elevation. Pedestal wash hand basin connected.

Bedroom 4 - 10'1" x 8'2" (3.07m x 2.5m)

Double bedroom with wash hand basin connected. Window to front elevation.

Office - 10'7" x 7'4" (3.23m x 2.24m)

Window to side elevation, overlooking the garden.

Family Bathroom - 13'3" x 9'6" (4.04m x 2.9m)

A matching suite comprising corner bath, separate shower cubicle with mains fed shower over, two pedestal wash

hand basins, close coupled WC and heated towel rail. Window to side elevation. Internal staircase to attic room.

Cellar - 17'7" x 13'4" (5.36m x 4.06m)

Housing "Firebird" oil fired boiler, with space and plumbing for washing machine and tumble dryer. Ample storage space.

Attic Room - 19'8" x 16'5" (6m x 5m)

Large storage area.

Annexe

Living/ Dining Room - 16'2" x 12'3" (4.93m x 3.73m)

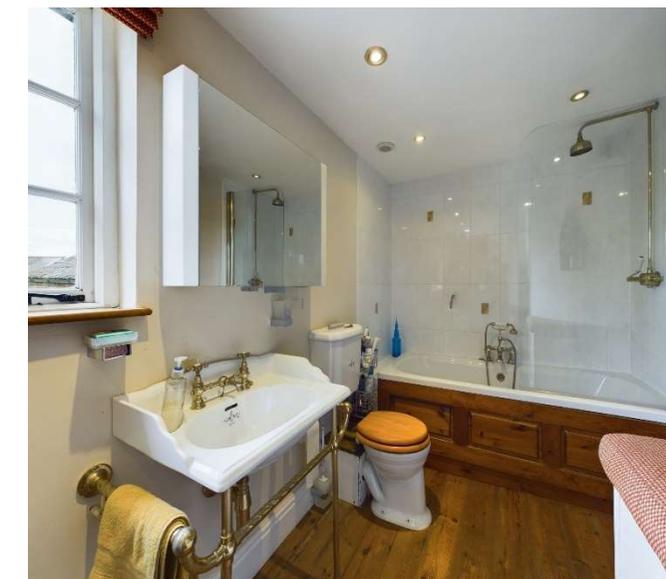
Light and airy triple aspect room with windows to front, side and rear elevations. Ample room for sitting room suite and dining table and chairs. Stairs leading to first floor landing.

Kitchen - 11'8" x 9'5" (3.56m x 2.87m)

Fitted with a range of matching wall and base mounted unit with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Built in oven with 4 ring gas hob and extractor. Space for washing machine and slimline fridge/freezer. Gas boiler. Window to rear elevation.

Bathroom - 6'6" x 5'9" (1.98m x 1.75m)

A fitted suite comprising panel bath with shower attachment over, concealed cistern WC and pedestal wash hand basin. Window to front elevation.



Mermaid House, The Square, Sheepwash, Beaworthy, Devon, EX21 5NE



First Floor Landing - 3' x 3' (0.91m x 0.91m)

Window to front elevation, overlooking the garden.

Bedroom 1 - 13'9" x 13'3" (4.2m x 4.04m)

Spacious double bedroom with windows to front and side elevations, enjoying views of the far reaching countryside. Vanity unit with inset wash hand basin connected.

Bedroom 2 - 12'7" x 8'9" (3.84m x 2.67m)

Double bedroom with built in cupboard. Vanity unit with inset wash hand basin. Window to front elevation.

Outside - The property is approached via the front entrance door which is located just off the centre of the village square. Although the property is just a few step away from the public house car park, the residence benefits from having its own garage, with power and light connected. The garage and a set of solid wooden gates gives access to the garden which provides full privacy, being an ideal location for alfresco dining and entertaining. The low maintenance garden is laid with stone chippings with steps leading to the annexe and the main house. Proceeding through the garden room, there is a second garden area, this private area is also laid with stone chippings and planted with raspberry bushes.

Services - Mains water, electric and drainage. Oil fired central heating for the main house, LPG gas for the annexe.

EPC Rating - Mermaid house - TBC.

The Annexe, Mermaid House - EPC rating F (29) with the potential to be C (74). Valid until July 2030.



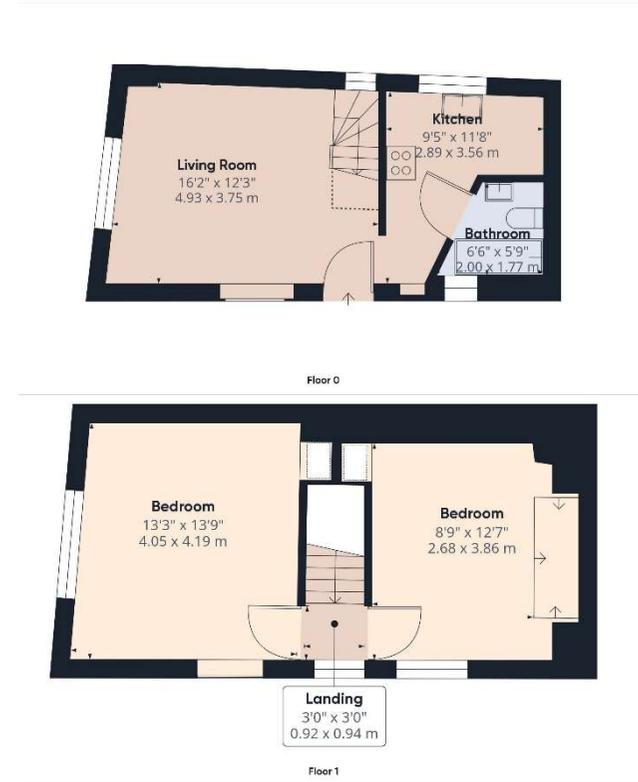
Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



Mermaid House, The Square, Sheepwash, Beaworthy, Devon, EX21 5NE

Mermaid House floorplan and Annexe floorplan



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Mermaid House, The Square, Sheepwash, Beaworthy, Devon, EX21 5NE

Changing Lifestyles

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

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

Tel: 01409 254 238

Email: holsworthy@bopproperty.com

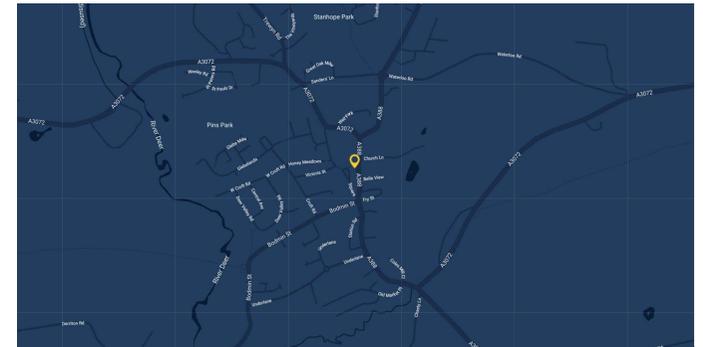
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 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

01409 254 238

for a free conveyancing quote and
mortgage advice.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com