



Bond
Oxborough
Phillips

Changing Lifestyles

1 Korna Houses
Shebbear
Beaworthy
Devon
EX21 5RU

Asking Price: £475,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

1 Korna Houses, Shebbear, Beaworthy, Devon, EX21 5RU



- SUBSTANTIAL PERIOD PROPERTY
- 3 BEDROOM MAIN HOUSE
- 1 BEDROOM SPACIOUS ANNEXE
- ENCLOSED GARDENS
- BARN WITH DEVELOPMENT POTENTIAL
- SOUGHT AFTER VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- EPC: G
- Council Tax Band: C – main house



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



Location

The friendly village of Shebbear 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.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road until reaching Battledown Cross (ignoring previous turnings to Shebbear), and turn left towards Shebbear. Proceed into the centre of the village, and with the Devils Stone Inn on your right, the property on the end of the row on the left.

Overview :

Situated in the heart of this highly desirable Village with a useful range of amenities all within a short walk, is this superbly presented and characterful residence arranged as a 3 bedroom family home with a spacious 1 bedroom annexe to the rear. Generous sized, landscaped rear gardens, with a substantial barn offering development potential subject to gaining the necessary consents. The property would suit those looking for dual occupation whilst equally offering great income potential. EPC G



Entrance Hall

Open plan Kitchen/ Living area - 24'3" x 10'6" (7.4m x 3.2m)

A superb, light and airy, dual aspect room with windows to front and rear elevations. A fitted kitchen comprises a range of base and wall mounted units with solid wood work surfaces over, incorporating a 1 1/2 sink drainer unit with mixer taps. Built in oven with 4 ring ceramic hob with extractor system over. Plumbing and recess for washing machine and dishwasher. Space for tall fridge/ freezer. The living space has a stone and brick feature fireplace which houses a wood burning stove.

Dining Room - 14'2" x 9'2" (4.32m x 2.8m)

Ample space for a dining room table and chairs, stone feature wall with a brick fireplace. Window to front elevation.

First Floor

Bedroom 1 - 13'2" x 12'1" (4.01m x 3.68m)

A spacious double bedroom with a brick feature fireplace. Window to front elevation, enjoying views over the square and the Devon countryside beyond.

Bedroom 2 - 16'6" x 8'10" (5.03m x 2.7m)

A generous size double bedroom with window to front elevation. Built in wardrobe.

Bathroom - 12'1" x 5'4" (3.68m x 1.63m)

An impressive fitted suite comprises a double ended bath with tiled surround and central taps. A fitted shower cubicle with mains fed shower connected, vanity unit with inset wash hand basin, close coupled WC. Window to rear elevation.

Bedroom 3 - 11'11" x 6'11" (3.63m x 2.1m)

Window to rear elevation with views over the surrounding countryside.

Store/ Potential Ensuite - 8'7" x 4'10" (2.62m x 1.47m)

The Annexe - A substantial 1 bedroom annexe with an adjoining door to the main house and its own front door. The annexe offers spacious and comfortable accommodation suiting a variety of uses.

Dining Room - 12'1" x 9'4" (3.68m x 2.84m)

An exposed stone archway leads through from the kitchen. Space for dining room table and chairs.

Living Room - 19'11" x 10'6" (6.07m x 3.2m)

A most characterful room with vaulted ceilings and exposed beams. A stone and brick feature fireplace houses a wood burning stove. Windows to rear and side. Door to side.

Kitchen - 18'1" x 6'9" (5.5m x 2.06m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a double stainless steel sink unit with pull out hose mixer tap. Space for range style cooker and tall fridge/ freezer. Plumbing and recess for washing machine and dishwasher. Windows to side and rear elevations. Door to side.

Ensuite - 10'2" x 3'10" (3.1m x 1.17m)

A fitted suite comprises a walk in shower cubicle with a power shower connected, close coupled WC and wash hand basin.

Bedroom - 10'3" x 9'10" (3.12m x 3m)

A double bedroom with window to rear elevation.

The Barn - 33' x 26' (10.06m x 7.92m)

The Barn is located at the bottom of the garden and has development potential considered subject to gaining the necessary consents. The Barn is currently used as a workshop/ store with 2 rooms and a mezzanine level.

Store - 16'7" x 9'2" (5.05m x 2.8m)

Outside - Entrance off the parish lane via a 5 bar gate giving access to a gravel laid area with a courtyard adjoining the rear of the property. The rear gardens are principally laid to lawn with a variety of attractive planting and shrubs. A raised gravelled seating area provides the ideal spot for alfresco dining. A further loose stone area is located to the side of the barn.

Services

Mains electricity, water and drainage





1 Korna Houses, Shebbear, Beaworthy, Devon, EX21 5RU

The Annexe



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

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.

1 Korna Houses, Shebbear, Beaworthy, Devon, EX21 5RU

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@boproperty.com

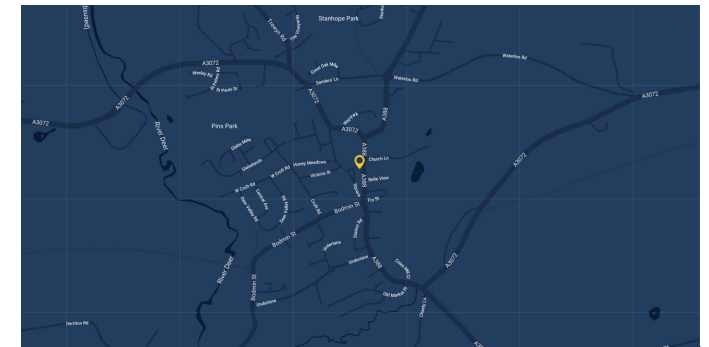
Have a property to sell or let?

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@boproperty.com