



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Smoky House  
Shebbear  
Beaworthy  
EX21 5RH

**Offers In Excess Of: £500,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

# Smoky House, Shebbear, Beaworthy, EX21 5RH

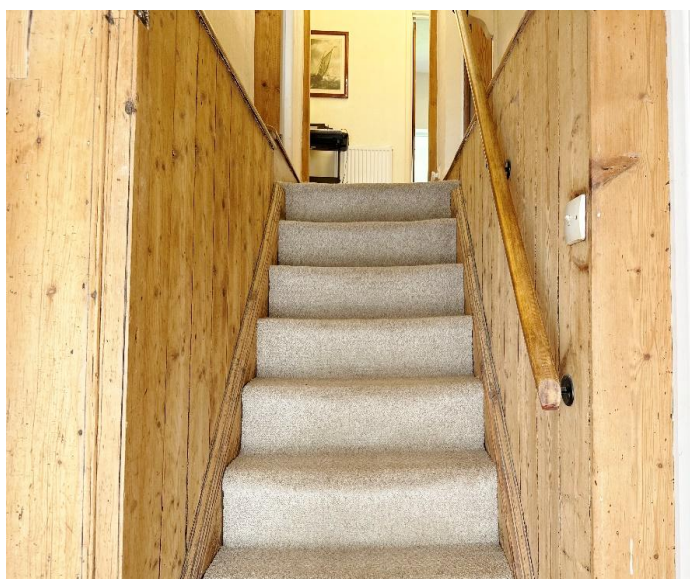


- Detached country home
- Three bedroom main house
- Character features, New double glazing
- Two bedroom Annex with conservatory
- Detached garden room
- One bedroom American style RV
- Sunny South facing 0.5 acre plot
- Long sweeping driveway
- Outbuilding and large garage
- EPC: F
- Council Tax Band: E



Nestled in a picturesque rural setting, this period three bedroom detached home with two bedroom annexe offers the perfect blend of charm and comfort whilst providing the flexibility one needs when looking for a place suitable for multi-generational living. If all this isn't enough, there is also a separate income opportunity with the letting of a detached American style RV. This has been utilized perfectly for just such a purpose by the current owner over the years who has even developed this space to include its own private garden area. This unique retreat business can be sold as a going concern. [https:// smokyhouse.co.uk/](https://smokyhouse.co.uk/)

The main house boasts three bedrooms and exudes a real homely feel with its cosy interiors and inviting atmosphere. The spacious layout provides ample living space, while the luxurious touches add a sense of sophistication.



Outside, the well-maintained garden offers a peaceful retreat, ideal for relaxing or entertaining guests. Parking for multiple cars is available on the extensive driveway that leads to a larger than average garage. It had been thought that this would be converted (and in fact planning sought) to add more accommodation to the main house. This however was never started. In the grounds there is a fantastic summer house, ideal for various uses. You could be an artist looking for a studio, a keen fitness fanatic looking for a home gym, looking for a general hobbies room, or just somewhere to relax looking out over your beautiful garden.

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## Changing Lifestyles



**This property is perfect for those seeking a tranquil lifestyle in a beautiful countryside setting. Don't miss out on the opportunity to make this your new home. Contact us today to arrange a viewing and experience the serenity and elegance this property has to offer.**

**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. In addition, the historic port town of Bideford 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.**

**Barnstaple, the regional centre, is approximately 23 miles distant and provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.**



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*THE VENDOR INFORMS US THAT THE PROPERTY IS PREDOMINATELY OF STONE AND COB CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY LPG FIRED CENTRAL AND WATER HEATING. THERE IS ALSO A SOLID FUEL BURNING STOVE LOCATED IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE ALSO CONNECTED. THE PROPERTY IS SERVICED BY A PRIVATE DRAINAGE SYSTEM.*

*BROADBAND: STANDARD SPEEDS ARE AVAILABLE UP TO 15MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER) THIS CAN BE POTENTIALLY IMPROVED UPON BY THE USE OF AIRBAND OR STARLINK SYSTEM.*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE AND IS LIKELY BOTH INDOORS AND OUTSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

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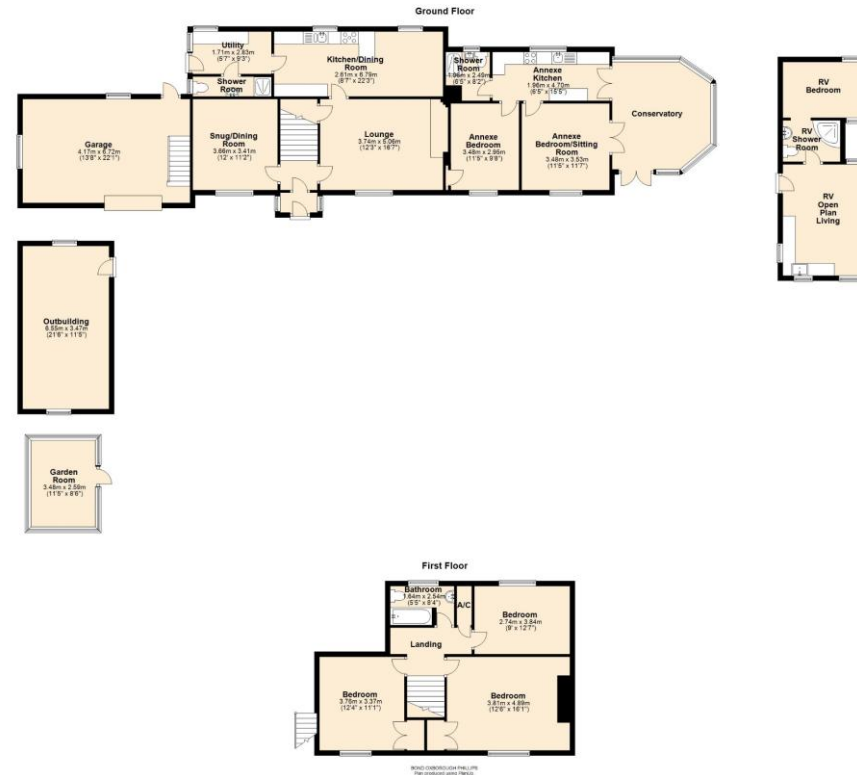
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## Directions

Leaving Torringtons' main square via South Street and Whites Lane, at the 'T' junction turn left onto New Street and continue out of Torrington following down the hill and passing the 'The Puffing Billy' on your right hand side and crossing the River Torridge. Take the 1st left hand turning signposted Frithelstock / Monkleigh and continue on this road passing through Frithelstock and entering Frithelstockstone. At the 'T' junction turn left and follow the road until reaching the village of Stibb Cross, upon reaching the crossroads go straight over signed Shebbear whereupon after Rosemoor garage the property will be found after a short distance on left hand side with for sale sign and name plate clearly displayed.

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

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@bopproperty.com](mailto:torrington@bopproperty.com)

## Have a property to sell or let?

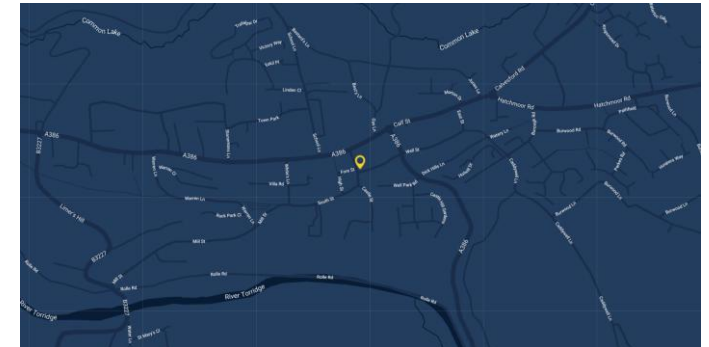
If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.



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

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for a free conveyancing  
quote and mortgage advice.



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