



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Lukes Farm  
Sheepwash  
Beaworthy  
Devon  
EX21 5ED

**Asking Price: £415,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

11 Lukes Farm, Sheepwash, Beaworthy, Devon, EX21 5ED



- NEW HOME
- ENERGY EFFICIENT
- SOLAR PANELS
- 10 YEAR LABC WARRANTY
- 4 BEDROOMS ( 1 ENSUITE)
- OFF ROAD PARKING FOR 2 VEHICLES & INTEGRAL GARAGE
- UTILITY ROOM
- GENEROUS GARDEN
- WALKING DISTANCE TO VILLAGE CENTRE
- GREAT LINKS TO THE CORNISH COASTLINE AND OKEHAMPTON/A30



**An exciting opportunity to acquire this stunning detached family home on the new Lukes Farm development, situated on the edge of the sought after village of Sheepwash. This energy efficient home with solar panels, offers comfortable accommodation comprising large entrance hall, kitchen/dining room, separate living room, cloakroom, utility room, 4 bedrooms (1 ensuite) and family bathroom. The residence also benefits from off road parking for 2 vehicles and integral single garage, generous enclosed rear garden and a 10 year LABC warranty. EPC B and Council tax band B.**



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### 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, take the left hand turn onto West road, continue on this road for a short distance and the entrance to Luke's Farm can be found on the right hand side. Continue into the estate and continue to the cul-de-sac and number 11 will be found directly in front of you with its number plaque 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 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.



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# Internal Description

**Entrance Hall** - 13'6" x 3'1" (4.11m x 0.94m)

**Cloakroom** - 5'10" x 2'11" (1.78m x 0.9m)

**Kitchen/Diner** - 20' x 10'6" (6.1m x 3.2m)

**Living Room** - 13'5" x 13'3" (4.1m x 4.04m)

**Utility Room** - 9'4" x 8'8" (2.84m x 2.64m)

**Integral Single Garage** - 17'9" x 9'9" (5.4m x 2.97m)

**First Floor Landing** - 13'5" x 3'2" (4.1m x 0.97m)

**Bedroom 1** - 13'5" x 10'3" (4.1m x 3.12m)

**Ensuite Shower Room** - 6'3" x 5'7" (1.9m x 1.7m)

**Bedroom 2** - 15'7" x 9'5" (4.75m x 2.87m)

**Bedroom 3** - 10'5" x 9'5" (3.18m x 2.87m)

**Bedroom 4** - 10'4" x 6'11" (3.15m x 2.1m)

**Family Bathroom** - 7'10" x 6'2" (2.4m x 1.88m)

**Outside** - The property is approached via its own drive, providing off road parking for 2 vehicles and giving access to the front entrance door and single garage. The front garden has been planted with a variety of flowers and shrubs. A gate to the side of the property leads to the enclosed rear garden which is principally laid to lawn and bordered by close boarded wooden fencing. Adjoining the rear of the property is a paved patio area, providing the ideal spot for alfresco dining and entertaining.

**Services** - Mains water, electric and drainage. Oil fired central heating. Solar Panels.

**EPC Rating** - EPC rating B (88) with the potential to be B (90). Valid until May 2034.

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



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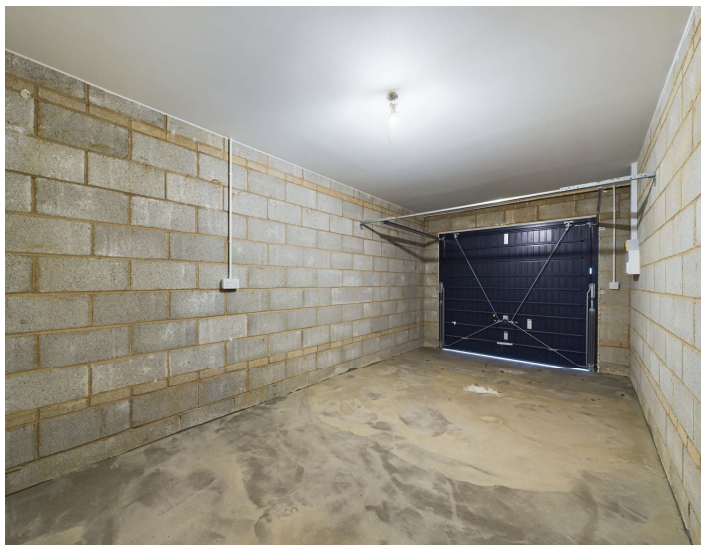
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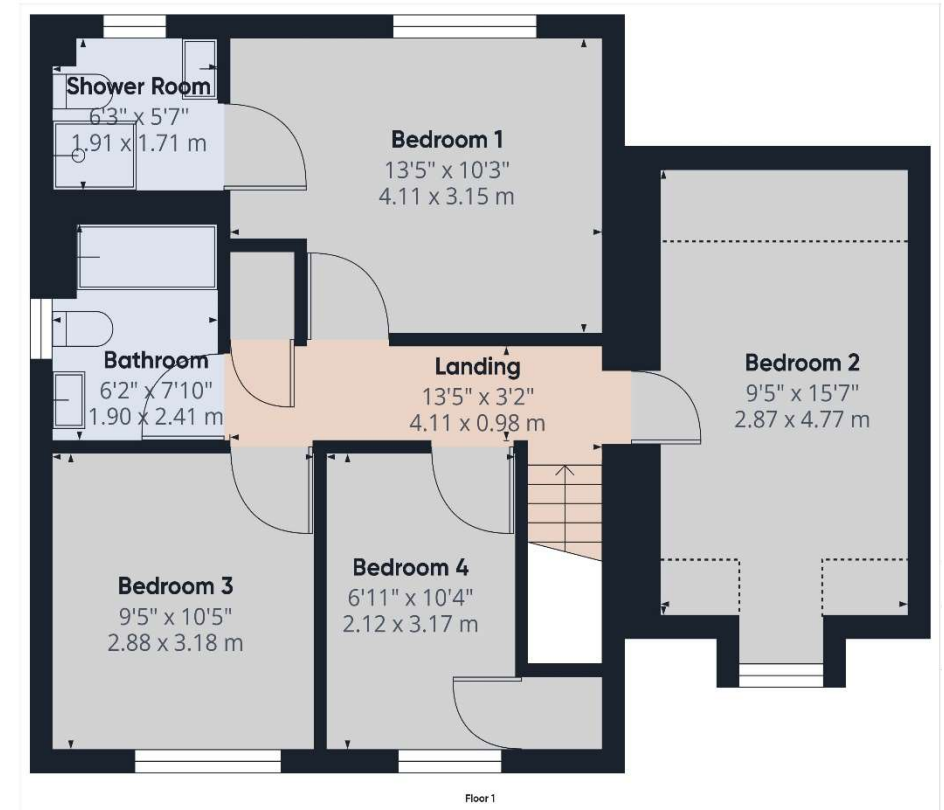


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## We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	