



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Old Village Cottage  
Shebbear  
Beaworthy  
Devon  
EX21 5RX

**Offers Over: £300,000**  
**Freehold**



**Changing Lifestyles**

**01409 254 238**  
**holsworthy@boproperty.com**



# 1 Old Village Cottage, Shebbear, Beaworthy, Devon, EX21 5RX



- STUNNING CHARACTER COTTAGE
- IMMACULATELY PRESENTED
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND: A



Nestled within the heart to the highly sought after village of Shebbear, being within walking distance to a range of amenities, is an exciting opportunity to acquire this immaculately presented, 2 double bedroom cottage, benefitting from off road parking for 2 vehicles, with front and rear garden. An internal viewing is highly recommended to appreciate this stunning residence, which offers comfortable accommodation throughout and boast many character features throughout. Available with no onward chain. EPC TBC.



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## Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching Brandis Corner. At Brandis Corner take the left hand turn signed Shebbear. Follow this road for 4 miles and upon reaching Highworthy Cross turn left signed Shebbear. Continue on this road until you reach Hayes Cross and take the left turn towards Shebbear. Follow the road down to the bottom of the hill, whereupon the property will be found on the right hand side, with a Bond Oxborough Phillips "For Sale" board clearly displayed.

## Situation

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.





# Internal Description

## **Entrance Porch** - 5'9" x 4'4" (1.75m x 1.32m)

A bright and airy entrance porch with windows to side elevations. Ample room to store shoes and hang coats. External door to front and internal door leading to the kitchen/diner.

## **Kitchen/Diner** - 11'2" x 10'10" (3.4m x 3.3m)

Kitchen area: A modern fitted kitchen comprising a range of wall and base mounted unit with work surfaces over. Built in "Stoves" electric cooker with 5 ring induction hob and extractor over. Matching island with stainless steel 1 1/2 sink drainer unit with mixer tap over. Space for free standing American style fridge/freezer and slimline dishwasher.

Dining Area: Ample room for dining table and chairs. Stairs leading to first floor landing with understairs storage. Windows and doors to front and rear elevations.

## **Living Room** - 11'6" x 10'10" (3.5m x 3.3m)

A cosy reception room with feature fireplace housing a multi fuel stove, set on a slate floor with a wooden mantle over. Ample room for sitting room suite. Window to front elevation.

## **First Floor Landing** - Window to rear elevation.

## **Bedroom 1** - 12'3" x 9'5" (3.73m x 2.87m)

Light and airy double bedroom with built in wardrobes.

Window to front elevation.

## **Bedroom 2** - 11'8" x 10'9" (3.56m x 3.28m)

A spacious double bedroom with built in wardrobes.

Window to front elevation.

## **Bathroom** - 8'2" x 6'3" (2.5m x 1.9m)

A matching white suite comprising free standing bath, separate shower cubicle with rainfall shower attachment, wall hung wash hand basin with mirror over, low flush WC and heated towel rail. Frosted window to front elevation.

**Outside** - The property is approached via its own tarmac entrance drive, which gives access to the front entrance porch, garden and the off road parking area for 2 vehicles. The front garden is principally laid to lawn and decorated with a variety of raised flower beds. The garden is bordered by close boarded wooden fencing and mature hedges providing a high degree of privacy. Within the garden there is a wooden log store and storage shed. Adjoining the rear of the property is a paved patio

area providing the ideal spot for alfresco dining and entertaining. The rear garden comprises of a small courtyard area and gives access to another useful storage shed and is bordered by a bank.

**Services** - Mains water, electric and drainage.

**EPC Rating** - TBC.

**Council Tax Banding** - Council Tax Band 'A' {please note this council band may be subject to reassessment}.









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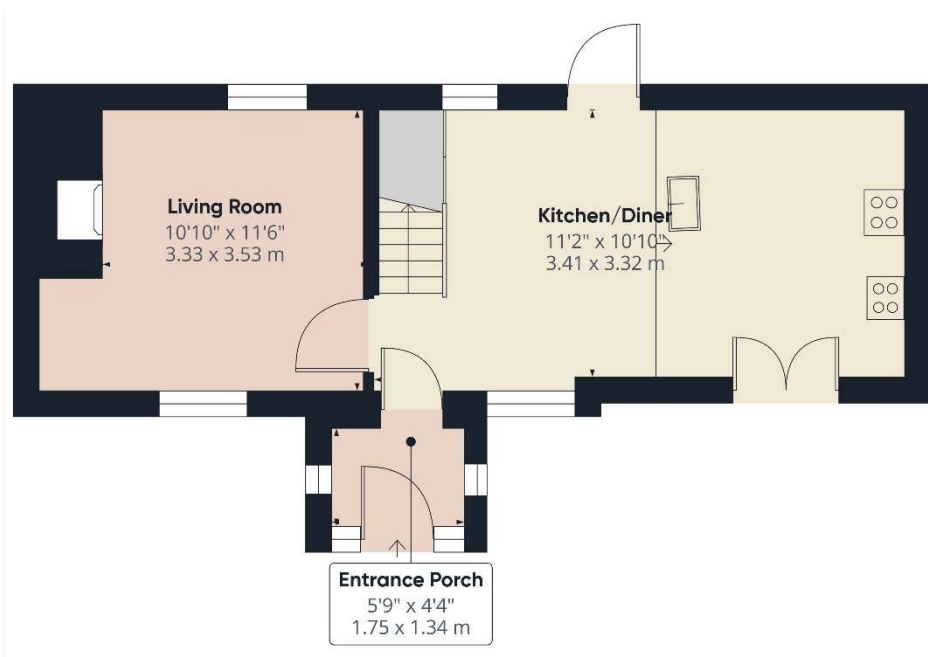


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## Floorplans



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.

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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@boproperty.com](mailto:holsworthy@boproperty.com)

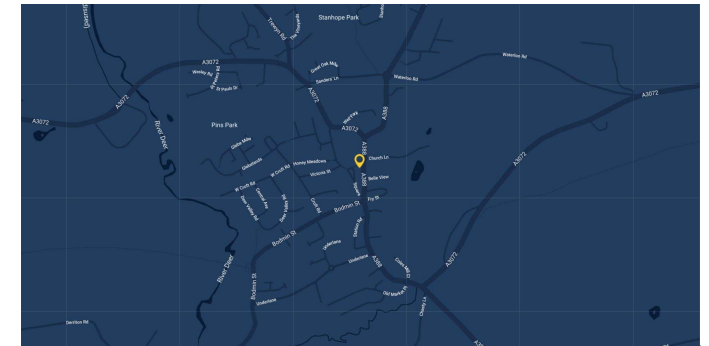
## Have a property to sell or let?

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.



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