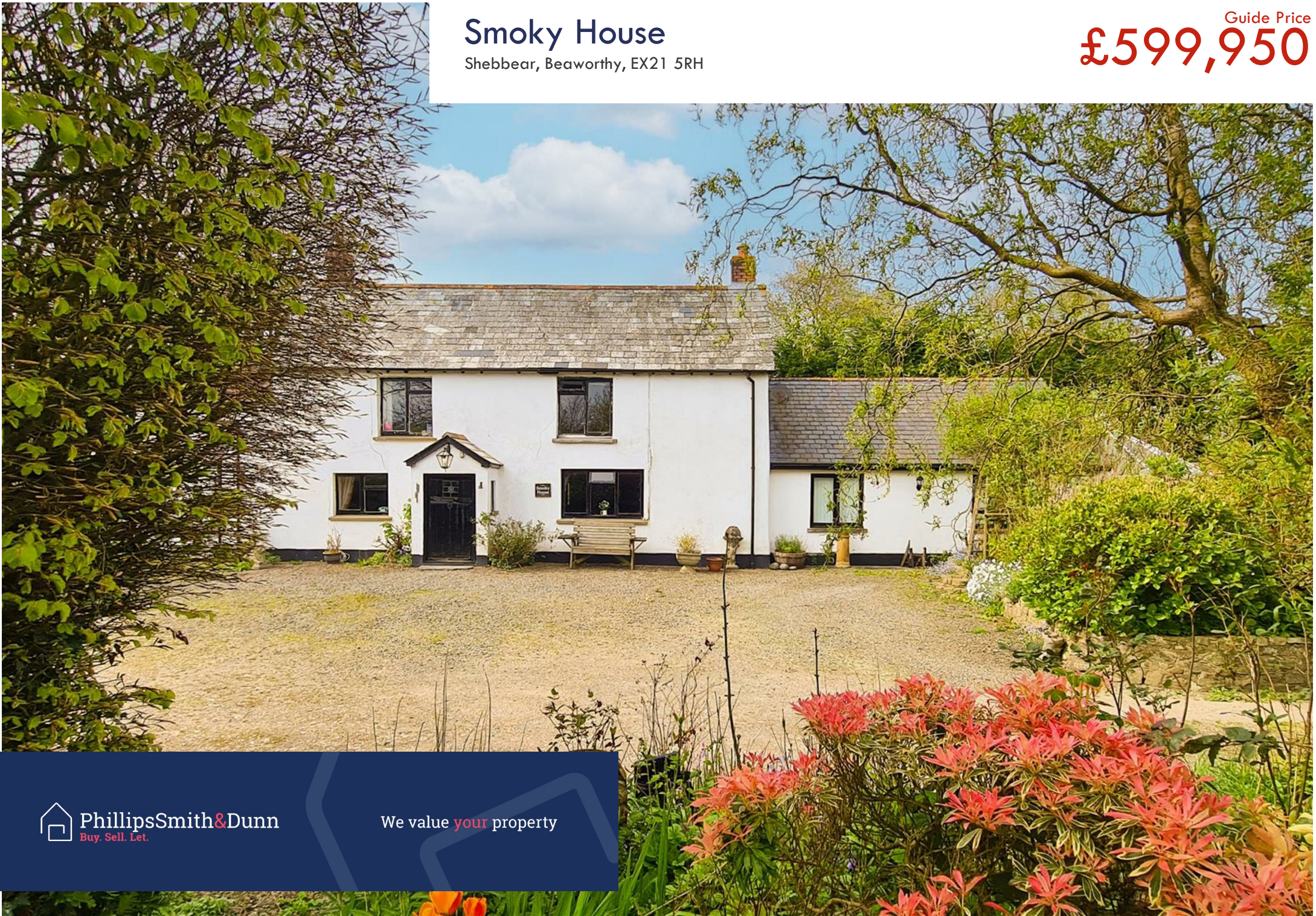


# Smoky House

Shebbear, Beaworthy, EX21 5RH

Guide Price  
**£599,950**



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# Attractive Lifestyle Opportunity

Smoky House Shebbear, Beaworthy, Devon, EX21 5RH



INDIVIDUAL HOUSE & ANNEXE - Set within mature grounds and close to the ever-popular village of Shebbear, Smoky House is a beautiful 3/5 bedroom period residence offering tremendous flexibility, situated in the very heart of the idyllic North Devon countryside. Boasting adaptable accommodation and arranged as a charming 3 bedroom home with additional 2 bedroom annexe, the property would be ideal for those seeking dual occupancy with space for a dependent relative or a home to derive an income. The property offers well-planned accommodation with a wealth of attractive character features and South-facing gardens, ideal for those seeking "The Good Life" without being "off the beaten track". Also not far from the picturesque coastline, this is the perfect Lifestyle within this tranquil semi-rural setting.

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.

# DETAILS

In brief, the property is approached at the front by an entrance porch and inviting hallway, welcoming you into the home.

The ground floor accommodation comprises a generous sitting room, with inglenook fireplace and wood-burning stove, and adaptable snug/media room at the front of the home. At the rear of the property is a spacious kitchen/diner opening to a convenient utility room and ground floor cloak/shower room.

The first floor accommodation provides three double bedrooms, two of which with fitted wardrobes and overlooking at the front of the home, along with a further bedroom and family bathroom found at the rear.

In addition, the property provides a single story annexe to one side, comprising a well-fitted kitchen, 2 double bedrooms, a shower room and conservatory/reception room. This is currently run as a successful holiday let but could be utilised for dual occupancy for a dependant relative or incorporated into the main home for more space.

Within the grounds, there is also a unique American style RV with it's own private garden to the rear which could generate a healthy income as an individual Air B&B.

Outside, the mature grounds extend to approximately 1/2 acre and enjoy a sunny South-facing aspect being laid mostly to lawn with natural boundaries and well-established plants and trees.

There is ample off-road parking for a number of vehicles along with a double garage with additional roof space and a separate outbuilding. Both of which could be converted further, subject to the necessary planning consents - planning permission to convert to ancillary accommodation has recently lapsed (planning number 1/0205/2019/FUL).

There is also a further garden room which could make for a wonderful studio/office.

In all, this characterful home really has a lot to offer and is not to be missed.



## Entrance Porch

This inviting space welcomes you into the home.

## Entrance Hall

With stairs to the first floor and opening to the sitting room and snug.

## Sitting Room 5.08m x 3.88m (16'7" x 12'8" )

A comfortable reception room found at the front of the home with attractive inglenook fireplace housing a wood-burning stove and bread oven feature, beamed ceiling and useful understairs storage.

## Snug/Media Room 3.65m x 3.44m (11'11" x 11'3" )

An additional, multi-purpose reception room, currently arranged as a snug/music room which could alternatively be utilised as a home office or formal dining room.

## Kitchen/Diner 6.82m x 2.64m (22'4" x 8'7" )

Fitted with a range of work surfaces comprising a 1 1/2 bowl stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, space for large Range-style cooker, space and plumbing for a washing machine or dishwasher, attractive brick floor and ample-dining space.

## Utility Room

With space and plumbing for a washing machine, space for large fridge/freezer and door to outside.

## Shower Room

Fitted with a shower, low-level W.C and wash basin.

## First Floor

Landing with useful linen cupboard.



**Bedroom One 5.61m x 3.88m (18'4" x 12'8" )**

A generous double bedroom with built-in wardrobes, found at the front of the home and overlooking the garden.

**Bedroom Two 3.78m x 3.39m (12'4" x 11'1" )**

A good-sized double bedroom with built-in wardrobes, found at the front of the home and overlooking the garden.

**Bedroom Three 3.88m x 2.76m (12'8" x 9'0" )**

A comfortable double bedroom found at the rear of the home.

**Bathroom**

Fitted with a coloured suite comprising a bath and low-level W.C, space for wash basin (currently not connected).

**Annexe****Conservatory/Reception Room 4.39m x 4.02m max (14'4" x 13'2" max)**

This additional reception space enjoys an outlook over the grounds.

**Annexe Kitchen 4.49m x 1.98m (14'8" x 6'5")**

Well-fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob with extractor over, space for fridge & freezer, space and plumbing for a washing machine & dishwasher.

**Annexe Bed One 4.49m max x 2.98m (14'8" max x 9'9" )**

A comfortable double bedroom with built-in wardrobes, found at the front of the home.

**Annexe Bed Two 3.57m x 3.42m (11'8" x 11'2" )**

A good-sized double bedroom, currently arranged as twin, overlooking the front and opening to the conservatory.

**Annexe Shower Room**

Well-fitted with a white suite comprising a walk-in shower, wash basin with vanity unit and hidden cistern W.C.

**Outside**

The property is approached via a private driveway, providing ample off-road parking for a number of vehicles and leading to the garage and additional outbuilding. The gardens extend to approximately 1/2 acre with the majority found at the front and enjoying a sunny South-facing aspect. There are mature plants and trees along with an adaptable garden room offering a peaceful retreat.

**American Style RV**

A 2 berth static caravan with open-plan kitchen/living area, shower room, double bedroom and private garden area to the rear. Currently rented as a unique getaway.

**Garage 6.73m x 4.49m (22'0" x 14'8" )**

A large double garage making for excellent storage with additional storage space on the first floor. This area offers tremendous potential to extend and convert, subject to the necessary consents.

**Outbuilding 6.98m x 3.49m (22'10" x 11'5")**

Currently making for great storage space but also offering tremendous scope, subject to P.P.

**Garden Room 3.71m x 2.63m (12'2" x 8'7")**

A superb garden room with power connected, the perfect place to relax and unwind, overlooking the lawn.

**Agents Note**

Planning Permission to convert the garage and outbuilding to Holiday Cottage ancillary accommodation has recently lapsed - (planning number 1/0205/2019/FUL). Plans are available from our office, for more details, please contact the team.

**Smoky House**

The property can be sold as a going concern - <https://smokyhouse.co.uk/>

**Viewing**

Viewings strictly by appointment through Phillips, Smith & Dunn.



SERVICES - Mains Electricity & Water, LPG central heating, Septic Tank drainage. Airband broadband available.

EPC - F.

TENURE - Freehold.

COUNCIL TAX - Band E.

LOCAL AUTHORITY - Torridge District Council.



## DIRECTIONS

From Bideford head South to Landcross, continue over the bridge and take the next right onto the A388 toward Monkleigh & Stibb Cross. Continue on this road without deviation for approximately 7 miles to Stibb Cross. At the crossroads, proceed straight ahead toward Shebbear. Continue on this road for approximately 3 miles where the property will be found on the left hand side.

What3Words - wishes.typist.protrude



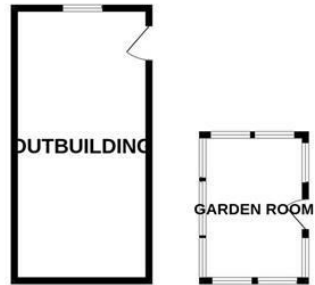
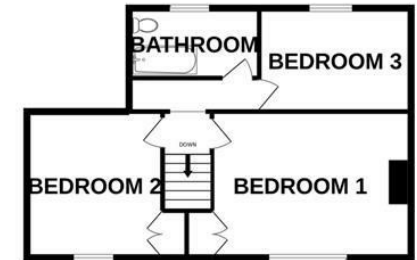
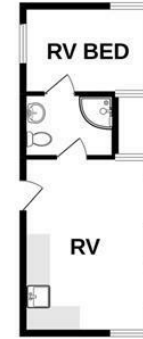
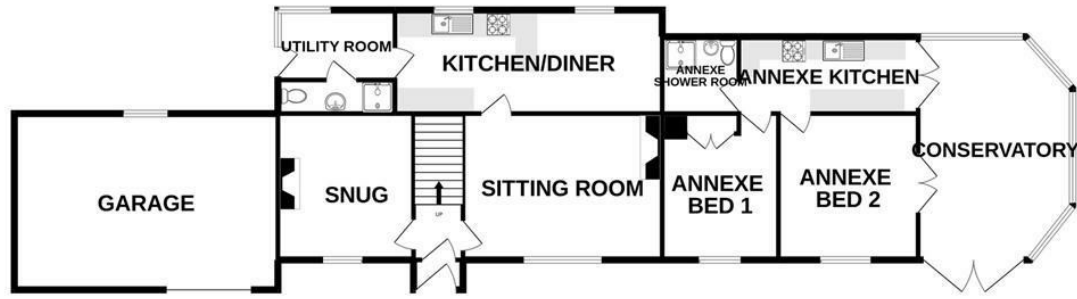
## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797



GROUND FLOOR  
2261 sq.ft. (210.1 sq.m.) approx.

1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



SMOKY HOUSE, SHEBBEAR

TOTAL FLOOR AREA : 2855 sq.ft. (265.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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