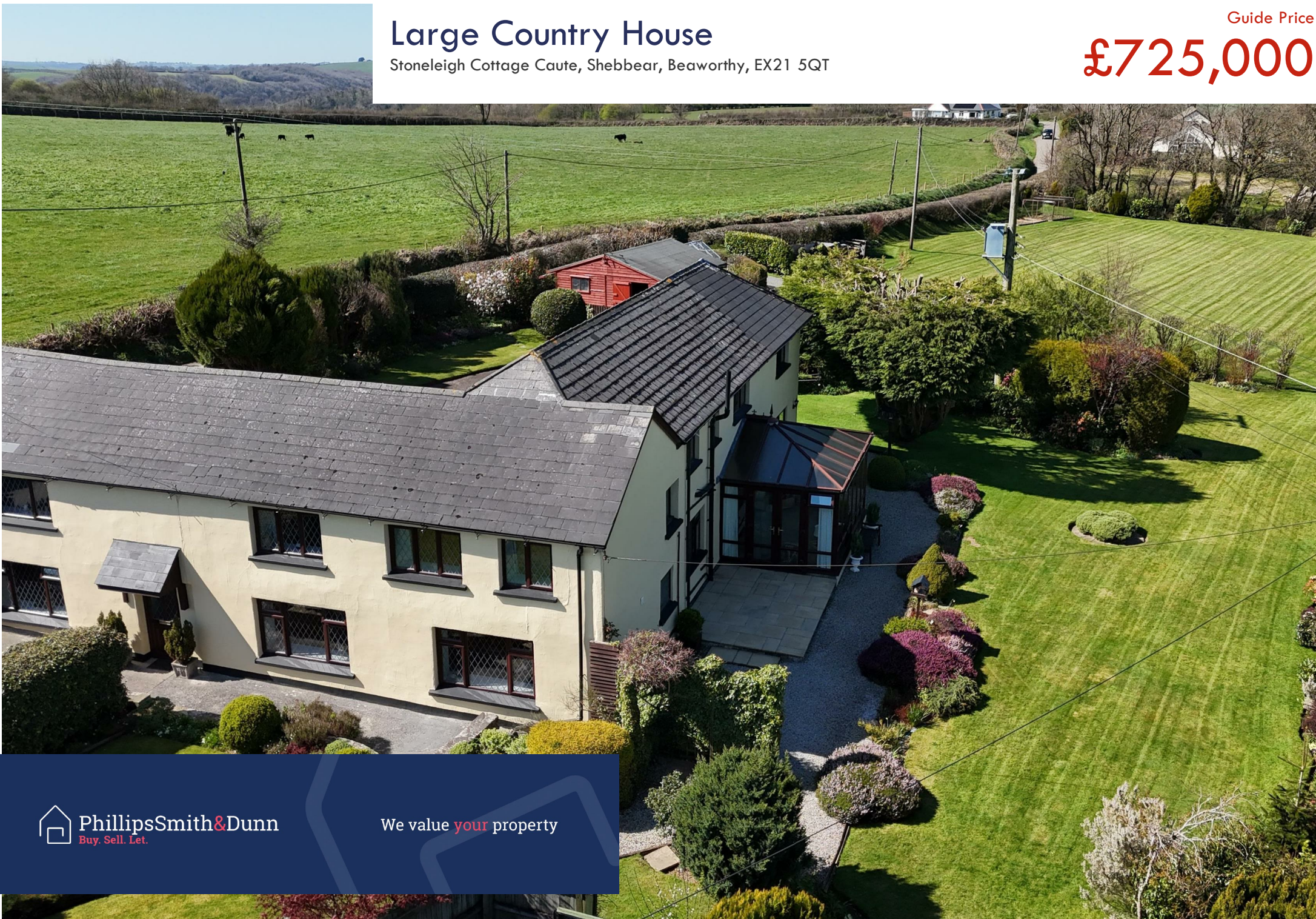


Large Country House

Stoneleigh Cottage Caute, Shebbear, Beaworthy, EX21 5QT

Guide Price

£725,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

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A Splendid Country House With Pretty Grounds, Private & Peaceful Surroundings

Stoneleigh Cottage Caute, Shebbear, Beaworthy, EX21 5QT



A MUST VIEW An impressive 5 bedroom detached house with adaptable and highly versatile living accommodation. The ANNEX lends itself to dual occupation and would also be perfect for a potential holiday or long term let, providing excellent income. NO Onward Sales CHAIN.

Located in a quiet peaceful location in rural Shebbear the property offers a fantastic rural retreat ideal for those looking for a slice of the quiet life. The property comes with a large plot of about 1.14 acres total. With meticulously manicured gardens including a veg plot, raised beds, fruit cage and many a long established planting of, shrub and trees.

Step inside of Stoneleigh Cottage you have an entrance porch and inner hall to the main property and annex part. The annex has a large kitchen, dining and family room an all in one entertaining and social space, excellent for hosting family and friends.

The annex has a further lounge space with gas fires which creates a fantastic focal point to the room. Whilst upstairs there is a choice of three bedrooms all of which are good proportions and a family bathroom for the annex.

Whilst in the main house you have a further kitchen, dining room, lounge, conservatory and ground floor WC on the ground floor. Which in itself creates a lovely living space and plenty of room to host and socialise alike. Upstairs, you have a further two double bedrooms and large family bathroom. Now a lovely large bathroom with separate shower and white suite.

Outside is where this property really excels further. The gardens have been well thought out and has many a spot to sit out and enjoy some alfresco dining, soaking up the sun or summers entertaining. The property has two driveways both of which are gated. The main drive has large double gates which give excellent privacy to the property,

DETAILS

The second driveway has a five bar galvanised gate which leads directly to the parking and large double garage / workshop store. The garage /workshop has power and light connected and would make for an excellent spot for those who enjoy tinkering.

The garden has a couple of raised beds, fruit cage and green house creating a productive veg and flower garden, along with lovely well attended raised beds, flower borders and many 'pops' of colour as you walk the grounds. Ride on lawnmower may be available at separate negotiation.

Overall this property offers an excellent escape to the country with excellent potential whether that is for letting, dual occupation or indeed just extra living space. For those who are looking for an upsize, this former Devon Farm House is a MUST VIEW! Contact our Bideford team for more information and to arrange a viewing.

Shebbear is a quiet, rural village in North Devon, known for its strong community spirit and unusual tradition of turning the Devil's Stone every 5th of November. The village features a lovely parish church, a primary school, and is home to Shebbear College, an independent day and boarding school.

Black Torrington lies just a few miles to the west, a small village with a peaceful charm. It has a historic church and is surrounded by scenic countryside, making it popular with walkers and those seeking a slower pace of life.

Holsworthy, a nearby market town, offers more in terms of amenities. It holds a weekly pannier market and livestock market, and has a selection of shops, cafés, and services. Holsworthy acts as a central hub for surrounding rural areas.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



- Entrance hall
- Kitchen/Breakfast room 2.17m x 6.50m (7'2" x 21'7")
- Lounge 3.07m x 4.59m (10'1" x 15'1")
- Bedroom 1 2.88m x 3.09m (9'6" x 10'2")
- Bedroom 2 3.02m x 3.07m (9'11" x 10'01")
- Bedroom 3 3.14m x 4.06m (10'07" x 13'04")
- Bathroom 2.04m x 2.11m (6'8" x 6'11")
- Landing
- Entrance porch
- Kitchen 3.63m x 3.53m (11'03" x 11'07")
- Dining room 3.58m x 4.47m (11'09" x 14'08")
- Living Room 2 3.97m x 4.60m (13'04" x 15'01")
- Lounge 4.12m x 5.26m (13'06" x 17'03")
- Bedroom 1 3.41m x 4.39m (11'06" x 14'05")
- Bedroom 2 3.33m x 3.23m (10'11" x 10'07")
- Bathroom 4.11m x 2.16m (13'06" x 7'01")



Great Torrington to the north is rich in history and offers attractions like the Torrington Commons and the Plough Arts Centre. It also connects to the Tarka Trail, a popular route for walking and cycling. The North Devon Tarka Trail is popular amongst locals and holiday makers alike for its breathtaking vistas and stunning surroundings.

Bideford is also about 14 miles away with a further range of national and local retailers, excellent cafes, restaurants and boutique shops. Bideford has a further range of schooling with outstanding ofstead reports. Churches, hair dressers, barbers and gyms.

The coast is close by with Bude, Clovelly, Westward Ho!, Appledore and Instow all within close reach with stunning golden sandy beaches, breathtaking costal footpaths and popular amongst surf enthusiasts.

For more information about this property or to arrange a viewing appointment please don't hesitate to contact the Bideford team. Viewings are strictly by prior appointment by the sole selling agent Phillips Smith & Dunn



DIRECTIONS

From Bideford, head southeast on the A386 towards Great Torrington. At land Cross take the right turning onto the A388 follow this road upon reaching Stibbs Cross. At the Cross road proceed straight across follow this road for a while upon reaching a chapel on the corner on its own. Turn right follow this road for a while upon reaching Ladford Mill and about 3 other properties take the right turning. Follow the road for a further half mile where the property Stoneleigh Cottage is located on the right hand side with double gates and name placard clearly displayed.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or,
outside of usual office hours
contact Edward on
07772363674



GROUND FLOOR
1667 sq.ft. (154.8 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 2868 sq.ft. (266.4 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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