



SHORTLANDS
OFFERS OVER **£450,000**

Spacious Period Cottage & 1.6 ac Small Holding
SHEBBEAR

MILLER TOWN & COUNTRY
exp UK



- » 2 / 3 Bedroom Cottage in Idyllic Rural Location
- » Set in Private Plot of 1.6 Acres
- » Mature Cottage Gardens, Greenhouse & Polytunnel
- » Level, Well Drained Paddocks w/ Field Shelter
- » Large, Modern Timber Stable Block
- » Property Bordered by Woodland and Fields
- » Approx. 2 Miles from Black Torrington & Shebbear



The Property

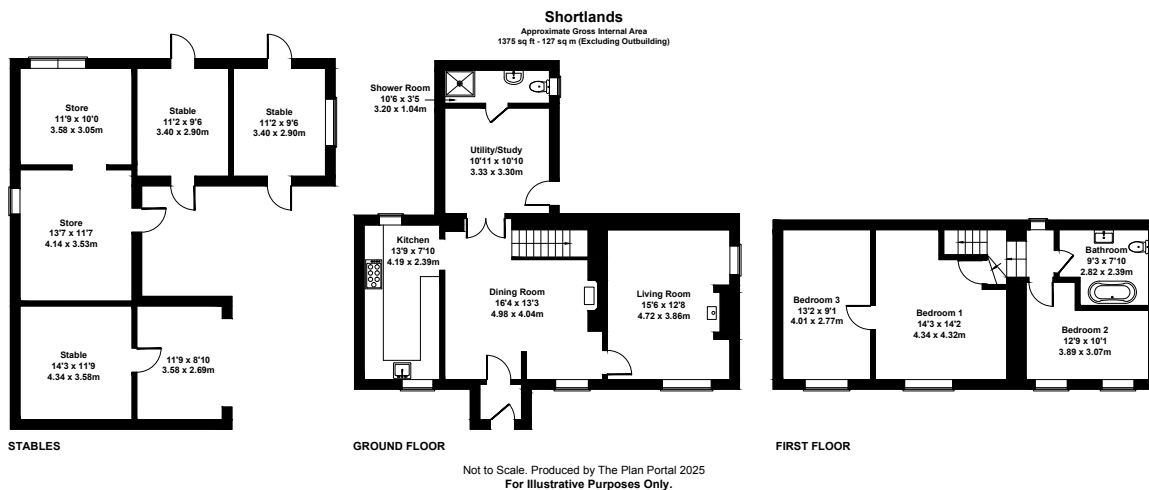
Shortlands has been a treasured family home for decades and was the setting for an idyllic childhood for the current owners of the home. With 1.6 acres of gardens and paddocks and surrounded by both deciduous and coniferous woodland as well as rolling fields, it is easy to see why! On the ground floor, the cottage has a light and bright kitchen with lots of workspace, a butler sink and Rangemaster range, a central dining room with Rayburn and a cosy dual-aspect sitting room with a log burner for chilly evenings. An extension to the rear has added a practical boot room / utility - great for shedding coats and boots when you come back inside, as well as an adjacent shower room. The boot room could instead make a great home office area if desired. Upstairs are three good-sized bedrooms and a family bathroom with claw-foot bath - perfect for soaking away a hard day's work! The third bedroom is currently accessed via Bedroom 1, but a hallway to provide separate access from the stairs could be added if this configuration was not suitable for a future owner.

Outside

Shortlands is set off a country lane within a private plot and is surrounded by woodland on three sides. A pedestrian gate gives access to the front lawned garden, and a path leads around to the side and rear of the home. A further cottage garden is located to the rear of the property, with areas of lawn and mature shrubs, and there is a greenhouse and polytunnel for the keen gardener in the family. To the side of the house is a large and well-maintained U-shaped timber stable block, which offers a great range of uses. The space is currently configured as three loose boxes, two of which have both yard and paddock access, plus three large store rooms. The stable block faces on to a central yard which is accessed via a concrete gated driveway leading from the lane. The yard has space for multiple vehicles to park and turn, and an open fronted store in the stable block could be converted into a carport if desired. In addition to the gardens, the land is separated into two paddocks, each about 0.5 acre, and a smaller enclosed area left for the wildlife to enjoy. There is a sturdy field shelter in one of the paddocks - perfect for ponies, donkeys, sheep or goats to avoid a downpour.







Location

The property is located on a quiet country lane in the beautiful rolling countryside between the villages of Black Torrington and Shebbear. Shebbear is just under 2 miles to the north and offers a pub, village stores, local primary school and the prestigious private Shebbear College. Black Torrington is just over 2 miles south and has a doctors surgery, primary school, craft shop, and a popular public house. Further amenities can be found in the towns of Great Torrington (approx. 10 miles), Holsworthy and Hatherleigh (both approx. 8 miles away). The city of Exeter is about an hour away and offers extensive retail and services, as well as road, rail and air connections. There is so much on offer for the lover of the outdoors here - from local walking and cycling, more adventurous hiking on nearby Dartmoor or Exmoor, or visiting the spectacular beaches and cliff walks of the north coast.

Agents Note: Vendor states that Vodafone is the strongest mobile signal inside the house.

KEY INFORMATION

	2/3 Bedrooms		EPC Rating: F (25)
	2 Bathrooms		Council Tax Band: D
	2/3 Reception Rooms		Tenure: Freehold
	Private drive		Broadband: ASDL
	Not Listed		Mobile Signal: Indoor likely (EE), Outdoor: likely (all providers)
	Heating: Solid Fuel, rayburn and woodburner		Step free access
	Utilities: Mains electric, and water. Private drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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