

**HELMORES**  
IN PROPERTY SINCE 1699



Bridel Cottage • Shobrooke Village • Crediton • Devon • EX17 1AZ

# Offers Over £400,000



**DESCRIPTION** An incredibly spacious period house set in gardens and grounds to about 8 acres, Bridel Cottage is set on the edge of the popular village of Shobrooke, close to Crediton and easy access to Exeter.

The 4/5 bedroomed accommodation offers much flexibility with the inclusion of a possible internal "annexe" if desired. Internally house benefits from oil fired central heating and many of the original features are in place with solid parquet flooring and fireplaces in situ. A courtyard to the side provides off-road parking for a small car and gives separate access points to the main house and annexe.

To the rear is a private courtyard with steps up to the lawned gardens which back on to the fields and take advantage of the fantastic views on offer. The garden gently slopes into an orchard and fruit area with a timber outbuilding and on again to approx. 8 acres of grazing land which is bordered by a stream and has road side frontage.

It is worth noting that planning to provide off-road parking is currently being sought with Mid Devon planning.

**DIRECTIONS** Proceed into the village and continue down to the bottom of the village, over the bridge and as you climb the hill, Bridel Cottage will be seen on the right hand side before leaving the village.

**SHOBROOKE** is a very pleasant and popular village which lies approximately 2 miles East of Crediton and some 7 miles from the City of Exeter. It is surrounded by picturesque Mid-Devon countryside which offers delightful walks and also benefits from a charming old inn.



## GROUND FLOOR

**STAIRCASE ENTRANCE HALL** Solid parquet floor and separate entrances to

**LIVING ROOM** 13' 10" x 11' 1" (4.23m x 3.4m). Solid parquet floor, brick feature fireplace with slate hearth and heavy beam over. Bookcases, TV aerial point, radiator and overlooking courtyard garden.

**FAMILY ROOM** 13' 8" x 10' 9" (4.18m x 3.3m). Exposed floorboards, wood-burning stove with slate hearth and timber surround. Wide opening to

**STUDY** 10' 0" x 9' 3" (3.05m x 2.82m). Window seat, radiator and useful storage cupboard.

**HALL** 5' 11" x 3' 4" (1.82m x 1.02m). Solid parquet floor, door to entrance courtyard.

**CLOAKROOM** 5' 7" x 4' 6" (1.71m x 1.38m). Tiled floor, low level WC and wash hand basin.

**KITCHEN** 12' 0" x 9' 0" (3.67m x 2.77m). Tiled floor, range of base units providing cupboard storage space. Space and plumbing for dishwasher, space for electric cooker and oil fired Stanley range providing domestic hot water, central heating and cooking. Working surfaces with inset twin sinks, drainer and mixer tap. Wall tiling, matching wall cabinets and space for upright fridge freezer.

**DINING ROOM** 21' 10" x 9' 6" (6.68m x 2.9m). Tiled floor, TV aerial point, wall lighting, exposed timbers, radiator and opening to rear courtyard.

## FIRST FLOOR

**BEDROOM 1** 14' 0" x 11' 6" (4.27m x 3.52m). Lovely views and large wardrobe/store.

**BEDROOM 2** 13' 10" x 10' 7" (4.22m x 3.24m). Lovely views, radiator, pedestal basin and door to Annexe.

**BEDROOM 4** 10' 11" x 6' 2" (3.33m x 1.9m).

**HALL / STUDY** 8' 2" x 8' 2" (2.5m x 2.5m). With open tread turning staircase to

## **SECOND FLOOR**

**ATTIC BEDROOM 3** 17' 5" x 15' 3" (5.33m x 4.67m). Exposed timbers, roof light, lovely country views and access to loft storage space.

**BATHROOM** 10' 2" x 7' 4" (3.12m x 2.26m). Panelled bath with shower attachment over, pedestal basin, low level WC and exposed floorboards. Airing cupboard with factory lagged water cylinder and shelving.

## **ANNEXE**

Could be used as main accommodation or as annexe/letting unit.

**ENTRANCE HALL** 10' 10" x 6' 4" (3.31m x 1.94m). Ceramic tiled floor and doors to front and rear courtyards.

**KITCHEN / UTILITY** 11' 1" x 7' 5" (3.4m x 2.28m). Tiled floor, basin, space and plumbing for washing machine and tumble drier. Inset ceiling spotlights radiator and spiral staircase to first floor.

**LIVING ROOM** 13' 6" x 8' 5" (4.14m x 2.58m). Radiator, wall light, inset spotlight and tiled floor.

**BREAKFAST ROOM** 10' 9" x 4' 4" (3.29m x 1.34m). Telephone point, radiator, ceramic tiled floor and exposed timbers.

**LANDING** Spiral staircase and radiator.

**BATHROOM** 11' 3" x 7' 5" (3.45m x 2.27m)  
Exposed floorboards, radiator, low level WC. Freestanding bath with mixer tap and shower attachment, pedestal basin, shower light and socket.

**BEDROOM** 13' 7" x 8' 4" (4.15m x 2.55m). Exposed floorboards, radiator and door to rear garden.

## **OUTSIDE**

**COURTYARD AREA** providing cobbled parking (for small vehicle) behind wrought iron gates. Outside lighting, oil tank and separate accesses to both main house and annexe.

Directly to the rear of the house is a private **COURTYARD STYLE GARDEN** with outside lighting and power. Patio area and steps up to pathway leading to a large and enclosed **REAR GARDEN** surrounded by walling, fencing and backing onto open countryside. Lawned gardens leading to **ORCHARD** with a variety of fruit trees and **STABLE/WORKSHOP**: 7.37m x 3.59m (24' 2" x 11' 9").

Further pathway to lower area of **GARDEN** and access to the 8 **ACRES** of **LAND** (approx..) The land is bordered by the stream.

It is worth noting that planning to provide off road parking is currently being sought with Mid Devon Planning.

Property Ref: DHC7984

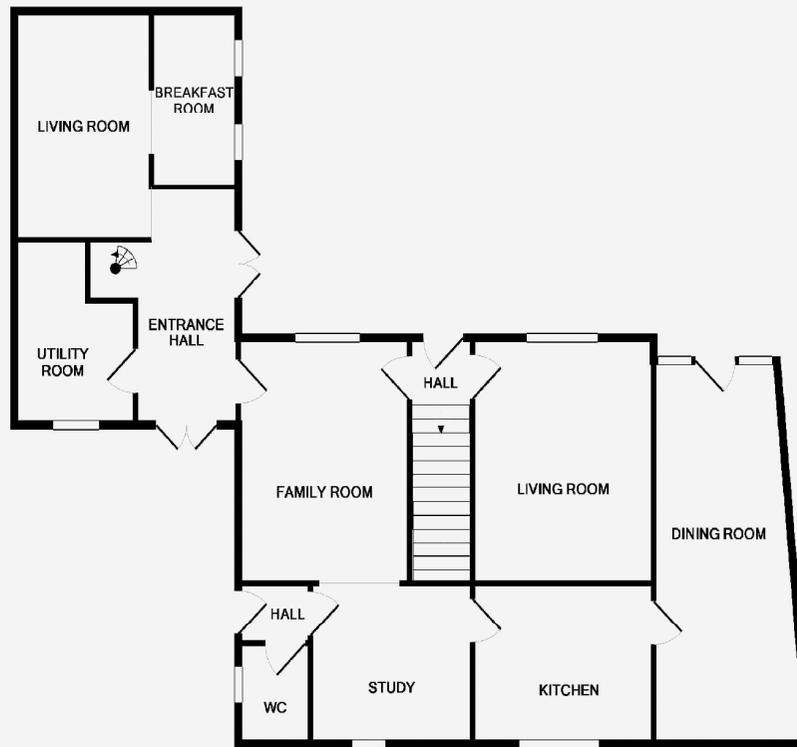
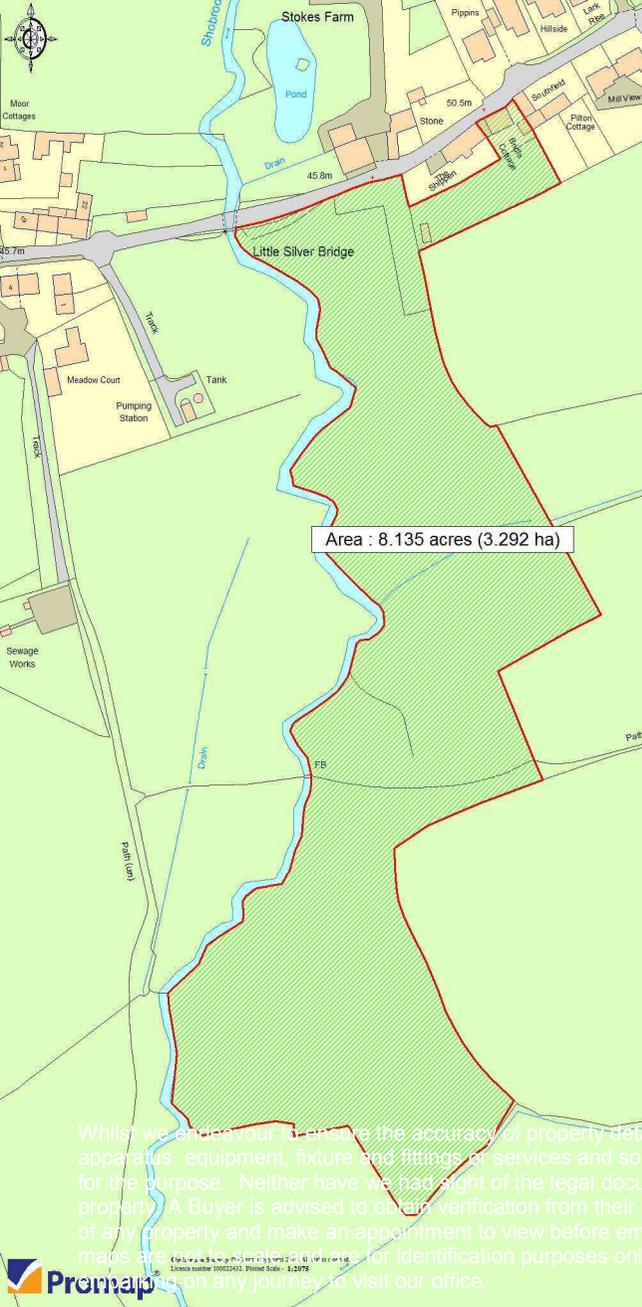
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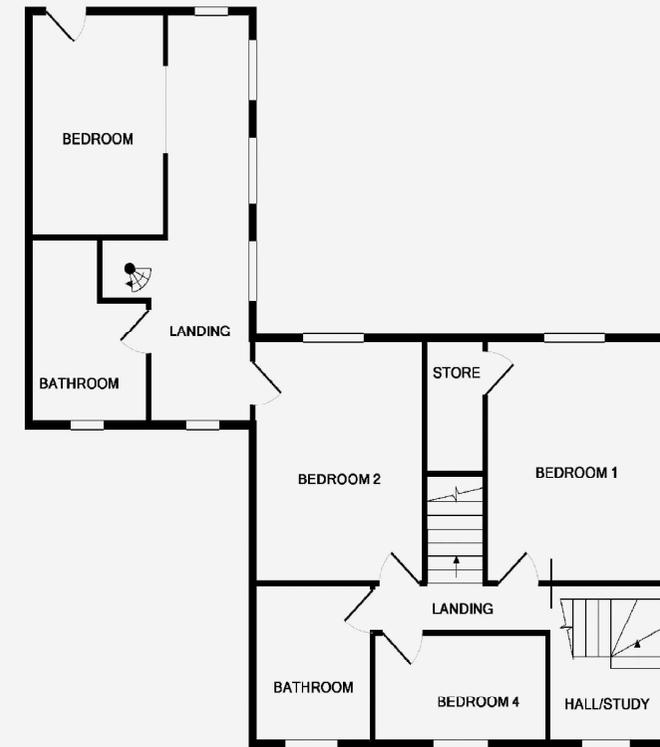
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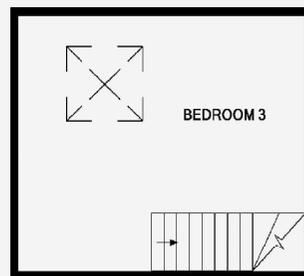




GROUND FLOOR  
APPROX. FLOOR  
AREA 1098 SQ.FT.  
(102.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 913 SQ.FT.  
(84.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2283 SQ.FT. (212.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**HELMORES**  
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