



Moortown Bungalow



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Shebbear, Beaworthy, EX21 5RF

Shebbear 3 Miles, Torrington 8 Miles, Bideford 10 Miles,
Holsworthy 11.4 Miles

A 3-bedroom bungalow set within unspoilt countryside with approximately 8.7 acres and a range of outbuildings

- Peaceful and private location
- A range of versatile outbuildings
- Wonderful countryside views from the land
- Freehold
- 3 Bedroom bungalow with scope to improve/extend
- Set in around 8.7 acres
- Equestrian/Small holding potential
- Council tax band D

Offers In The Region Of £675,000

SITUATION

Situated down a no-through road (which serves two other properties) in a private, secluded position yet located within 3 miles of Shebbear village, 8 miles from Torrington and 10 Miles from Bideford.

In terms of the location, Moortown Bungalow enjoys the best of all worlds being tucked away in a quiet, rural spot surrounded by its own land, but only 3 miles away from Shebbear village. Shebbear is a community-spirited village offering a range of amenities such as a primary school, the private school 'Shebbear College', places of worship, village hall, mobile Post Office and local Inn. A regular bus service currently runs twice daily to Barnstaple, Bideford and Holsworthy towns.

The nearby port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, butchers, bakeries, pubs, restaurants and cafes. There are also places of worship, schooling for all ages (public and private), five supermarkets and access to the Tarka Trail for superb walks and cycle rides. The regional centre of Barnstaple has a number of shopping and commercial venues, transport links including train station and via the A361 link, connects to the motorway (Junction 27) M5.



DESCRIPTION

Moortown Bungalow is a detached three-bedroom bungalow which enjoys a wonderful location, set down a no-through road with no near neighbours and surrounded by unspoilt countryside in all directions. It is complemented by its large, beautifully landscaped gardens of 0.5 acres, various useful outbuildings, greenhouse, vegetable garden, double garage and ample parking. The land amounts to around 8.25 acres and is a combination of two enclosed paddocks and private woodland which is a haven for wildlife. We envisage this property could be perfect as a small holding or ideal for horses, sheep, goats, etc or someone just looking for a slice of 'the good life'. It is certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

As you enter you are greeted by the porch and entrance hall which gives access into the two double bedrooms and stairs to the loft room which is currently being used as storage but could make a useful home office. The living/dining room is a good space with bay window to the front, feature stone fireplace, built-in shelving, window seat and space for dining table. The family room/sun room is a wonderful space and enjoys views and access to the garden with the third double bedroom situated above. The kitchen is located off the dining room space and offers a range of units, breakfast bar, Belling stove with electric hob and inset sink. Door leads into an inner hallway with bathroom and WC/shower room (this is currently undergoing refurbishment). The utility room is off the inner hallway with space for all white goods, built-in units and access to the veranda, garden and workshop which includes electricity and water.

OUTSIDE/LAND

The property is approached via a long no-through lane which leads to the front with parking for 2-3 cars, further up the lane is access to the double garage with additional parking and five-bar gates into the paddock.

The gardens are a lovely feature, south-facing, completely private and amount to around 0.5 acres, with well-kept lawns, borders, shrubs, plants, a productive vegetable garden, greenhouse, potting shed and terraced area. The outbuildings include a large workshop with access from the house (potential for extension or additional accommodation STP), an interesting detached workshop/garage/studio which is divided into three sections with double doors, space for vehicles and positioned at the end of the garden looking out onto the paddock. There could be potential here to convert into an annex, holiday cottage, artist studio etc subject to planning.

The land is approximately 8.25 acres and is truly idyllic being surrounded by open countryside in every direction. It accessed via the lane but is interconnecting with the rest of the gardens and outbuildings. Included a block of former stables and two paddocks which amount to around six acres and the rest is woodland which includes a pond area and bordered by a stream.

SERVICES

Mains water and electric. Oil fired central heating. Private drainage. According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1865 sq ft / 173.2 sq m
 Limited Use Area(s) = 86 sq ft / 8 sq m
 Workshop / Garage = 345 sq ft / 32 sq m
 Total = 2296 sq ft / 213.3 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Veranda
- Utility: 4.39 x 2.36m (14'5" x 7'9")
- Kitchen: 4.93 x 2.87m (16'2" x 9'5")
- Family Room: 5.59 x 4.72m (18'4" x 15'6")
- Sitting / Dining Room: 6.88 x 3.68m (22'7" x 12'1")
- Bedroom 1: 3.51 x 3.35m (11'6" x 11')
- Bedroom 2: 3.56 x 3.40m (11'8" x 11'2")
- Workshop / Garage: 5.72 x 5.49m (18'9" x 18')
- Attic Room: 3.86 x 2.34m (12'8" x 7'8")

First Floor 1

- Bedroom 3: 4.90 x 3.53m (16'1" x 11'7")

First Floor 2

- Attic Room: 3.86 x 2.34m (12'8" x 7'8")

Energy Efficiency Rating

Current	Potential
50	91

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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RICS Certified Property Measurer

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