



The Shippen



# The Shippen

Stockleigh English, Crediton, Devon EX17 4DE

Crediton 6 miles. Tiverton 14 miles. M5(Junction 27) 21 miles.  
Exeter 15 miles.

Charming south facing, stone built barn conversion offering spacious accommodation, rural views and 4.78 acres

- Spacious family home
- Two Bathrooms
- Fields and woods
- Exceptional views
- Council Tax Band G
- Four bedrooms
- Enclosed Rear garden
- 4.78 acres
- Outbuildings
- Freehold

Guide Price £550,000

## SITUATION

The hamlet of Stockleigh English is situated close to the village of Cheriton Fitzpaine which is some 2 miles distant. Cheriton Fitzpaine itself boasts a well respected primary school, church, two pubs, community shop, post office, doctor's surgery alongside a thriving local community. The market town of Crediton is to the south and offers a wider range of facilities including both primary and secondary schooling, supermarkets, leisure centre and hospital. The larger market town of Tiverton to the north provides a slightly wider range of amenities including both private and state schooling, banks, building societies, supermarkets, hospital and sports centre. The M5 motorway can be accessed at Junction 27 alongside which lies Tiverton Parkway Station with an intercity link to London Paddington of 130 minutes.

## DESCRIPTION

The Shippen is a wonderful, south facing, barn conversion located down a private lane offering views across its own land and beyond. With over 1500 Sq.Ft. of accommodation, this family home comprises of four bedrooms, two bathrooms, a great sitting room and study, providing ample space both inside and out for a rural retreat.

There are three neighbouring properties, one of which owns the private lane which The Shippen has their access over. The property is attached at one end to a neighbour's outbuilding.



## ACCOMMODATION

The entrance hallway welcomes you into the home with oak flooring extending beyond and throughout the ground floor. The bespoke kitchen offers hand-crafted wooden wall and base units with Belfast sink and tiled backsplash, integrated oven, combi oven/microwave, steamer, fridge, freezer and electric hob with space for additional appliances. The spacious kitchen benefits from double doors leading out to the south facing gardens, whilst offering ample space for farmhouse style table and seating. A utility room sits adjacent to the kitchen, offering base units and space and plumbing for further appliances, with access to the rear walled garden. The dual aspect sitting room features an exposed brick and stone wall with alcove and slate hearth, and offers views to both the front and rear of the property with a door to the front, south facing garden. From the entrance hall, access to the study and downstairs WC can be gained.

An oak staircase leads to the first-floor landing with Velux windows. The spacious, dual aspect, master bedroom benefits from an en suite comprising of a shower, wash basin and WC. Bedroom two and four offer space for double beds, and views over the gardens, whilst bedroom three is a single. The family bathroom offers a large luxury bath with jets and shower over, washbasin within vanity unit and WC.

## GARDENS, GROUNDS AND OUTBUILDINGS

To the rear of the property is an enclosed walled garden with decking, a meandering gravel pathway and an abundance of mature plants and shrubs. To the front, is a south facing garden with views across the valley. A paved seating area offers a perfect location for alfresco dining.

Below the driveway, the additional ground gently slopes away from the property down to an area of woodland and a small stream. Within the field is a small orchard and cultivated area for home grown fruits and vegetables.

Adjacent to the walled garden is an outbuilding, former stables, offering storage space or potential for other uses, subject to gaining the necessary planning consents.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Heating via electric storage heaters and convector heaters.

Ofcom predicted broadband services - Information not available.

Ofcom predicted mobile coverage for voice and data: Information not available.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment through the agents.

## DIRECTIONS

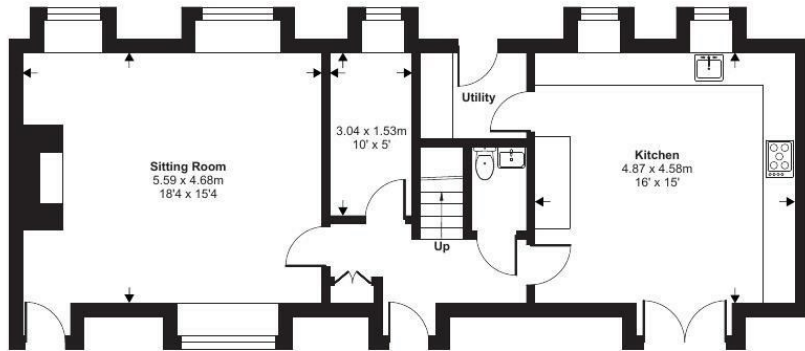
From Tiverton take the A396 towards Bickleigh and just before the bridge turn right onto the A3072 signposted Crediton. Follow the road for about 2 miles, passing Cadbury and shortly after turn right to Cheriton Fitzpaine. Proceed on for over a mile and enter Cheriton Fitzpaine and proceed through the village passing the Church on your right and follow the signs for Stockleigh English. Continue on for a mile, passing through Stockleigh English, bearing left at the church and in a short distance at Stockleigh Cross turn right sign posted Poughill. Proceed for approximately three-quarters of a mile, reaching the bottom of the hill and turn left into the first private driveway. Continue down the driveway forking left and the Shippen is further down on your right.



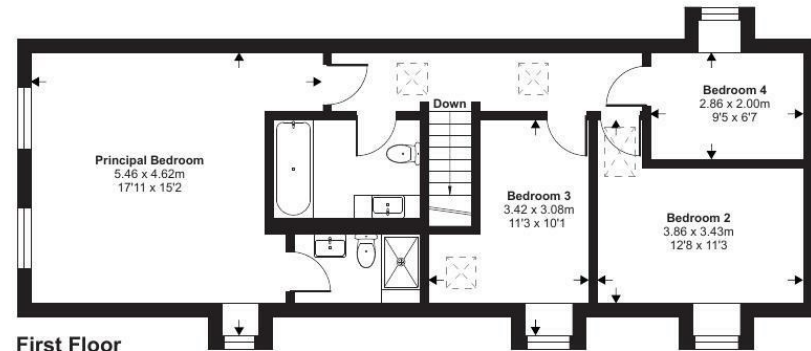


Approximate Area = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



Ground Floor

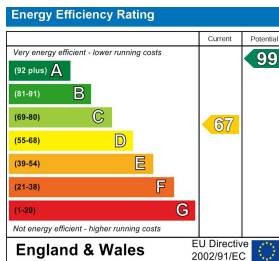


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1179899

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