



---

1 Halwill Cottages

1 Halwill Cottages, Shebbear, Beaworthy, Devon, EX21 5SG



Holsworthy 10 Miles, Okehampton 16 Miles, Bude 19 Miles.

A charming three bedroom detached period cottage, offered in superb order throughout with enclosed garden and off road parking.

- Sitting Room
- Kitchen/Dining Room
- Laundry/Cloakroom
- Three Bedrooms
- Bathroom
- Gardens and Parking
- Village Location
- Freehold
- Council Tax Band B
- EPC Band F

Guide Price £345,000



SITUATION

The property is located within the centre of Shebbear. The village itself has an excellent range of local amenities including primary school, village stores, doctors surgery, garage and places of worship. In addition, the village has the internationally known Shebbear College and we understand that property owners within the village enjoy discounted fees, should their children attend the school. The busy market town of Holsworthy is within easy travelling distance, whilst Bude and the north Cornish coast with delightful beaches and coastal scenery are also easily accessible. Woodford Bridge Country Club with gym and swimming pool is some 5 miles distant. There is good access to the north Devon market town of Bideford, some 14 miles away, and to Okehampton with its three supermarkets, including a Waitrose, together with access to the A30 dual carriageway and to the Dartmoor National Park. From the village there is a daily bus service to Barnstaple and the north coasts of Cornwall and Devon are within easy travelling distance with delightful beaches and superb rugged coastal scenery.

DESCRIPTION

A much improved and superbly presented three bedroom detached cottage, set within the heart of the sought after village of Shebbear, within easy walking distance of the village amenities. The cottage has been sympathetically renovated and retains many period features, which include beamed ceilings, stripped floorboards, exposed stonework and a feature brick fireplace with wood burning stove. The cottage benefits from off road parking and an attractive enclosed garden to the rear, offering views over the surrounding countryside. A viewing of this lovely cottage is highly recommended.

ACCOMMODATION

Via covered entrance porch and door to SITTING ROOM: A characterful reception room, with slate floor, exposed beams and feature brick fireplace housing a wood burning stove. Staircase to first floor landing. Windows to front elevation. Door to: KITCHEN/DINING ROOM: A bespoke hand built kitchen, comprising a range of base cupboards and drawers with solid timber worktops over, incorporating a butler sink with mixer taps over. Integral electric oven with four ring hob above and extractor over. Space for under counter fridge. Fitted shelved pantry with space for freezer. Ample space for dining table and chairs. Feature exposed stone wall, tiled floor. Double doors to side and windows to front elevation. INNER LOBBY: Fitted cupboard, doors to LAUNDRY/CLOAKROOM: With wash hand basin, WC. Space and plumbing for washing machine and tumble dryer. Tiled floor.

Frosted window to rear elevation.

FIRST FLOOR LANDING (with exposed floorboards throughout), doors to BEDROOM 1: A lovely double bedroom with windows to rear elevation, offering an attractive aspect over the garden to the countryside beyond. two fitted storage cupboards. Ornate cast iron fireplace. BEDROOM 2: A further double bedroom with window to front elevation. Access to loft space. BEDROOM 3/OFFICE: Internal window over staircase and window to front elevation. BATHROOM: White suite comprising panelled bath with electric "Triton" shower over, WC and pedestal wash hand basin. Airing cupboard housing the hot water cylinder. Window to rear elevation.

OUTSIDE

To the left hand side of the cottage, there is a gravelled driveway providing private parking. From here a gate opens to the rear garden, initially laid to stone chippings with a paved path leading to the workshop (power and light connected) and giving access to the rear door. Steps leads to the main garden area, being primarily laid to lawn with flower and shrub borders and mature trees, enclosed by mature hedgerow and stock proof fencing. From here, there are some lovely views over the surrounding countryside. External lighting, water tap and garden shed. BOILER ROOM: Adjoining the house with light and power connected and housing the oil fired central heating boiler.

SERVICES

Mains electricity, metered water and drainage. Oil fired central heating. Broadband Coverage: Superfast likely available up to 80 Mbps (Ofcom) Present vendors use Vodafone (believed to be up to 70Mbps). Mobile Coverage: Three, O2 and Vodafone limited indoors, all providers likely outdoors (Ofcom)

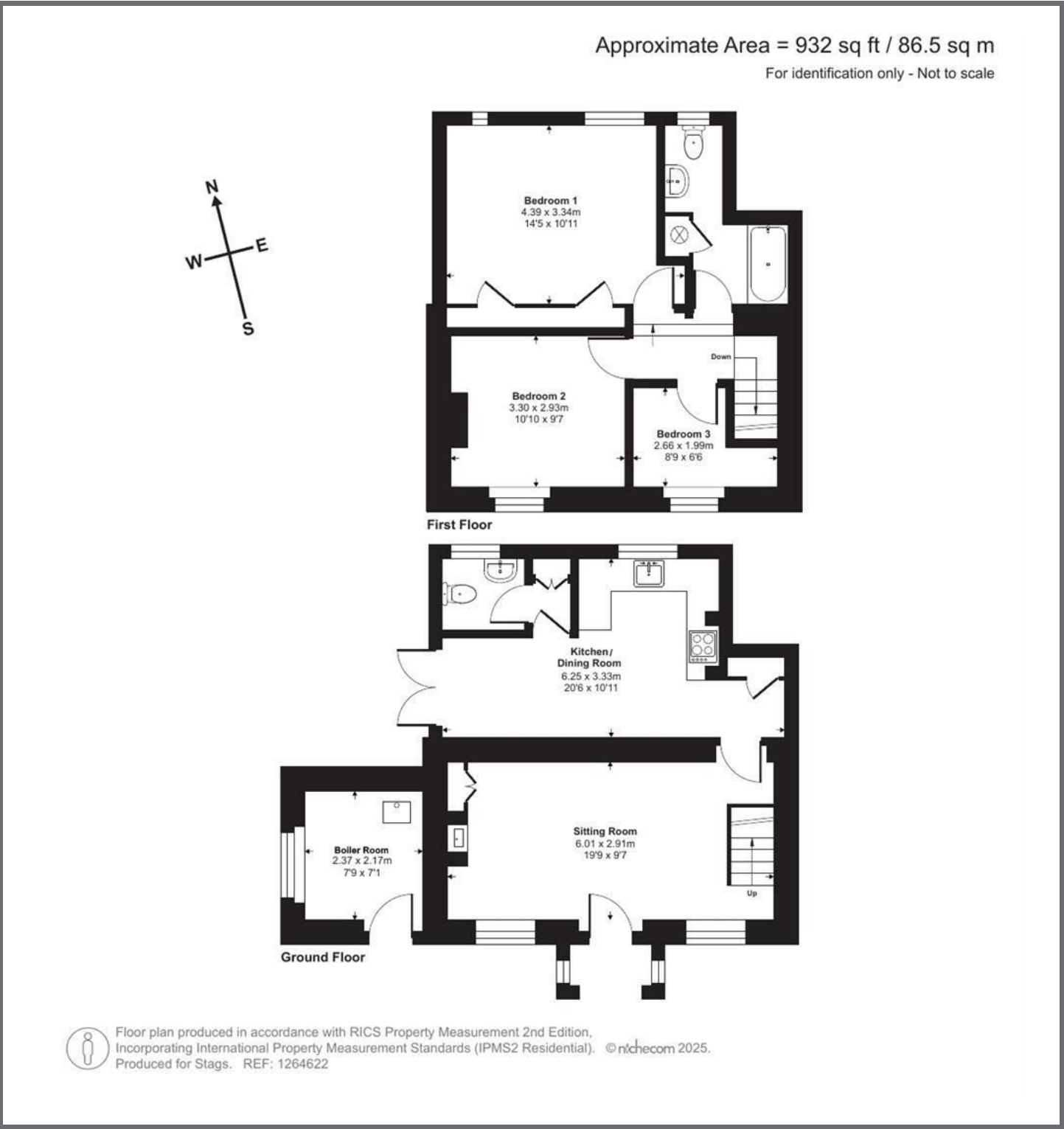
DIRECTIONS

For SAT NAV purposes the postcode is EX21 5SG. what3words scoring.comply.props









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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F	34	
(2-34) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk