



1 Halwill Cottages



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 tumbler 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,02 and Vodafone limited indoors, all providers likely outdoors (Ofcom)

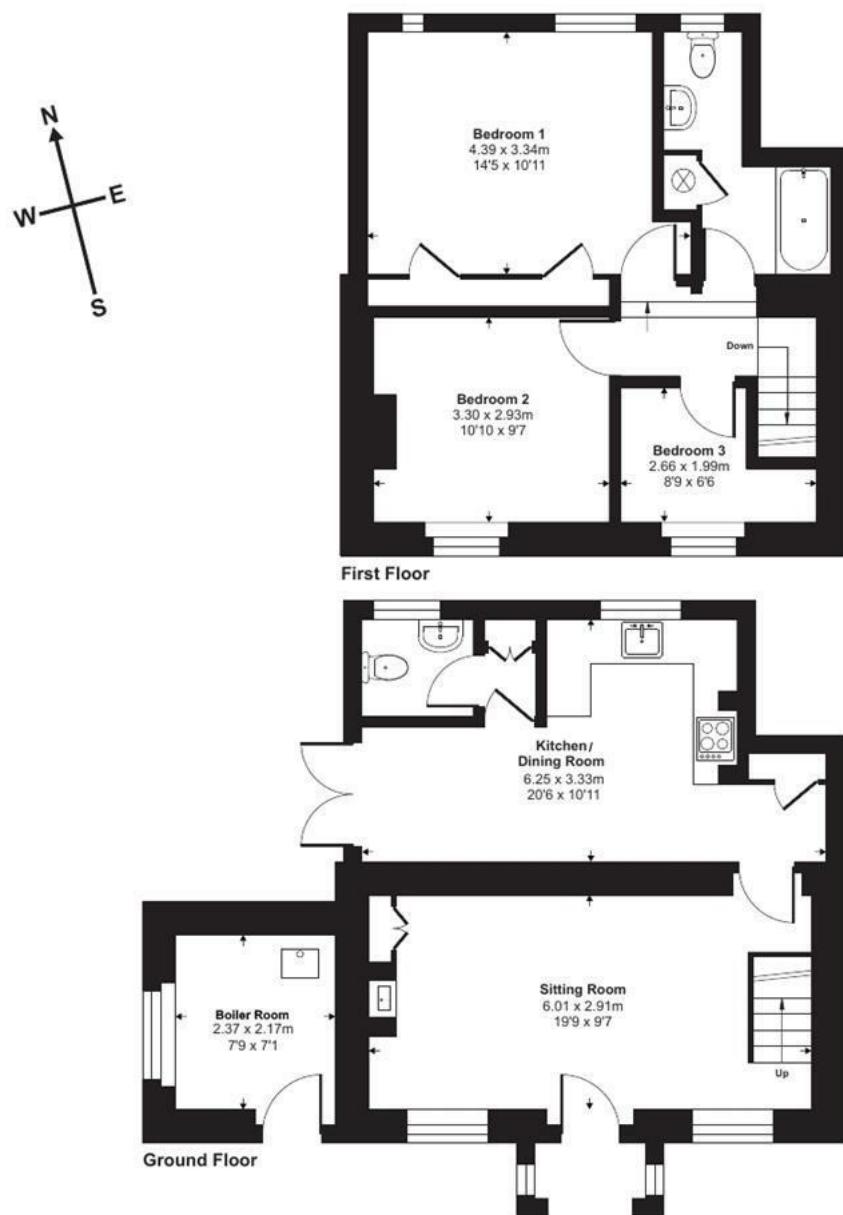
DIRECTIONS

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



Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		84
90-89	B		
89-88	C		
88-87	D		
87-86	E		
86-85	F	34	
85 and below	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	2013

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