



The Shippen



# The Shippen

Witherhill, High Bickington, Devon, EX37 9BQ

Village amenities 1 mile, Great Torrington 8 miles. South Molton 9 miles. Barnstaple 11 miles.

A charming & tastefully modernised Grade II Listed detached period cottage in timeless rural location with gardens and approx. 1 acre paddock.

- Period Barn Conversion
- Kitchen/Dining room
- Extremely well presented
- Grade II listed
- Council Tax Band B
- 2 Bedrooms 2 Bath/Showers
- Living Room, log burner & vaulted ceilings
- Parking for 3/4 vehicles
- Gardens & approx. 1 acre paddock
- Freehold

Guide Price £450,000

## SITUATION AND AMENITIES

Tucked away off a sleepy country lane, at the end of a private drive which is initially shared and backing on to open farmland. The centre of the village is about a mile and offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England Community Hall, Post Office, doctor's surgery, bus services, playing field, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains both to Barnstaple and Exeter. The regional centre of Barnstaple is approximately 20 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road, A361, which leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway Station, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park, are all within around 40 minutes by car. The area is well served by excellent state and private schools including the well renowned West Buckland School, which offers a bus service within walking distance.



## DESCRIPTION

An attractive detached period barn conversion which presents elevations of brick, stone and cob, beneath a tiled roof. The property is one of an original grouping of former period farm buildings and the access is initially shared with two other properties but leads to a private courtyard and parking area. The property is Grade II listed as being of architectural and historical importance. Internally the cottage has been tastefully modernised to combine original period features with 21st Century refinements. The accommodation is arranged on three levels, at entrance level is a splendid country dining room/kitchen with Rayburn, above is a lovely period sitting room with study recess and vaulted ceiling and at mezzanine level, forming a separate wing, are the two bedrooms, 1 en-suite, with separate bathroom. Externally there is ample parking with EV charging point and a good sized garden as well as useful outbuildings (home office/workshop/potting shed/store). The property also benefits from a separate paddock measuring approximately 1 acre. This is a unique property which is considered ideal as principal residence or second home/holiday let/UK base and really needs to be viewed internally to be fully appreciated. The accommodation with approximate dimensions comprises:

## GROUND FLOOR

Entrance door leading directly into KITCHEN/DINING ROOM fitted kitchen with matching wall and base units, shaker style with oak worktops, inset ceramic sink and drainer with mixer tap, tiled splashback, integrated washing machine, dishwasher, electric oven and induction hob with extractor over, space for American style fridge freezer, slate tiled floor, dual fuel Royal rayburn providing additional cooking facilities, cupboard housing meters and additional under stairs cupboard, space for six + seater dining table. Stairs off to first floor.

## FIRST FLOOR

SPLIT LANDING additional stairs leading up to LIVING ROOM with vaulted ceiling and exposed original beams, dual aspect room with windows to both sides of the property, log burner with bressumer beam above. MAIN LANDING with light tube, steps leading up to BEDROOM 1 with window to front, exposed stonework. EN-SUITE SHOWER ROOM with wood effect vinyl flooring, tiled walls, vanity hand wash basin with mixer tap, dual flush WC, extractor fan and shaver point, heated towel rail. BEDROOM 2 with window to front, loft access via hatch and built in slimline wardrobe. BATHROOM with opaque window to front, vinyl flooring, partly tiled walls, panelled bath with central mixer tap, shower attachment and drench style shower, airing cupboard housing radiator, vanity hand wash basin with mixer tap, dual flush WC, heated towel rail and extractor fan.

## OUTSIDE

The property is approached via a shared driveway with gated access leading to private drive with parking for four + vehicles. Steps lead up to TERRACED AREA and door leading directly into the property. SMALL LAWNED AREA with stocked borders and additional pathway leading into side and REAR GARDEN with gently sloping lawn, stocked borders, gravelled pathway leading up to polytunnel and vegetable garden. ELEVATED OUTBUILDING currently used for storage and pottery. ADDITIONAL RAISED TERRACE with storage below. FURTHER OUTBUILDING with power and light, currently used for home office and workshop. Cold water tap and outside lighting. In addition to the property, is a separate field, measuring approximately 0.99 Acres.

## DIRECTIONS

From Barnstaple proceed along the A377 for approximately 5 miles then take the second right hand turn after, towards Atherington. Continue along the road and upon entering the village, bear left on to the B227 and immediately right adjacent to the shop. Continue on into High Bickington passing the pub on your left and just as you leave the village, bear left signed Nethergrove into Nethergrove Lane. Continue along the lane for about 1 mile and the entrance to The Shippen is initially shared with The Granary and The Livery, Witherhill. Turn right in to the driveway and continue between the two before mentioning properties and The Shippen is at the end of the drive.

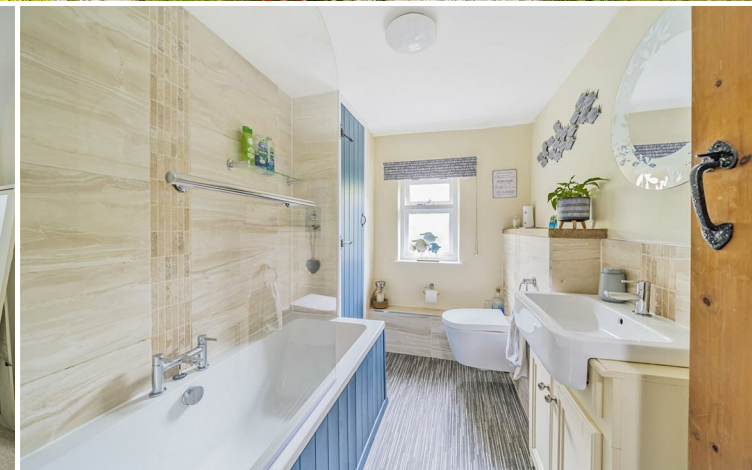
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## SERVICES

Mains electricity and water (metered), drainage is to a shared private sewage treatment plant with annual charge for emptying and maintenance, Oil fired central heating. According to Ofcom broadband is available in the area.

## LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	77
EU Directive 2002/91/EC			

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