



Church Farmhouse

Shebbear, Beaworthy, Devon, EX21 5RU

KIVELLS



Church Farmhouse

Shebbear, Beaworthy, Devon, EX21 5RU

£525,000 Guide Price

Well-presented, four bedroom detached home

Private enclosed rear garden

Garage, workshop and off-street parking for three vehicles

Prominent village location benefitting from a range of amenities

Generous accommodation with a wealth of character features

EPC Rating: D

Situation

Church Farmhouse stands as one of the most distinguished homes in the heart of Shebbear's attractive village square, perfectly positioned with the historic Church to the south and the traditional village pub just across the way.

The village offers an excellent range of amenities including a traditional pub, well-regarded Primary School, 14th-Century Church, convenient village store, monthly mobile library and a mobile Post Office service. The Village Hall sits at the centre of community life, hosting a popular annual flower shows as well as regular events and charity gatherings. Nearby sits Shebbear College, a respected independent school offering education through to A-level.

Shebbear is a village where tradition thrives. Each year, residents gather on The Square for the turning of the famous Devil's Stone, an ancient ritual said to date back to pagan times, believed to protect the village from evil spirits. Remarkably, this historic stone lies just beyond the boundary of Church Farmhouse.

The area is wonderfully placed for exploring the region, with the sandy beaches of Bude and the dramatic North Cornish and North Devon coasts accessible in around 45 minutes and Exeter city centre commutable in approximately one hour.

Description

Believed to be over 300 years old, Church Farmhouse is a well presented, four-bedroom detached home positioned prominently in the heart of Shebbear's attractive village square. Rich in heritage and once serving as the Village Inn, Post Office and original farmhouse, it remains one of the village's most distinctive and admired properties.

Beautifully presented throughout, the house offers generous and versatile accommodation. The ground floor briefly comprises a porch, living room, sitting room, dining room, kitchen, utility room and shower room, while the first floor provides four well-proportioned bedrooms and a family bathroom. Character features are abundant, from slate flagstone floors in the kitchen to exposed beams in the principal reception rooms and bedrooms. Deep stone fireplaces with woodburning stoves add warmth and atmosphere, and the kitchen retains its original 1940s solid-fuel Rayburn, now complemented by oil-fired central heating system. Outside, the property enjoys a private rear garden, workshop, large garage and off-street parking for up to three vehicles.

Shebbear is a thriving and well-served rural community offering a traditional pub, Primary School, 14th-century Church, village store and mobile Post Office. The Village Hall forms the social heart of the community, hosting popular annual flower shows, regular clubs, activities and charity events. Nearby is Shebbear College, an esteemed independent school providing education through to A-level.

Church Farmhouse presents a rare opportunity to acquire a substantial historic home offering charm, space and modern comfort in a sought-after village setting. Internal viewing is highly recommended to appreciate the quality and character on offer.



Accommodation

ENTRANCE PORCH

Entrance via a single glazed, pitched and tiled entrance porch. Parquet flooring, door into: -

HALLWAY

Continuation of parquet flooring with exposed wooden beams. Obscure window to the side elevation and access to an understairs pantry with power connected. Turning staircase with bespoke wrought iron banister and exposed wooden treads.

LIVING ROOM

Window to front with views across the village square, fitted with colonial style shutters and a window seat. Exposed wooden beams and stone fireplace with a log burner and slate hearth. Space for a range of furniture, wooden floorboards and radiator.

SITTING ROOM

Window to front elevation with colonial style shutters and views to the village square, exposed wooden beams and wooden flooring. Fireplace with stone surround, log burner and slate hearth and radiator.

DINING ROOM

Window to the side elevation, again with colonial style shutters fitted. Painted beams, wooden

flooring, space for a large dining room table and radiator.

SHOWER ROOM

Obscure window to the rear elevation. A recently modernised three-piece suite comprising a close coupled WC, Mira electric shower with rainfall shower head and glass shower screen and vanity unit with inset sink. Linoleum flooring and wooden panelling with Aquabording around the shower.

KITCHEN

Window to the rear elevation. A range of eye and base level units with a work surface over incorporating a porcelain sink with drainer. Electric hob with an extractor fan above and oven below with a fireplace recess housing the original 1940s solid fuel 'Rayburn'. Space for a freestanding fridge/freezer and dining table with a range of furniture. Exposed wooden beams, access to a larder, flagstone slate flooring and radiator.

UTILITY ROOM

Triple aspect with windows to the side and rear elevations and stable door giving access to the garden. Space for a range of furniture and utilities such as a washing machine and tumble dryer with a work surface over. Flagstone slate flooring and vaulted ceilings.





FIRST FLOOR LANDING

Window to the side elevation with colonial style shutters. Fitted carpet, exposed wooden beams and radiator. Access to all rooms on the first floor.

BEDROOM ONE

Window to the front elevation enjoying views of the village square with colonial style shutters. Good-sized master room with space for a king size bed and a range of bedroom furniture. Fitted carpet, painted wooden beams and radiator.

BEDROOM TWO

Window to the front elevation enjoying views of the village square, again with colonial style shutters. Space for a king size bed and a range of bedroom furniture. Fitted carpet, painted wooden beams and radiator.

BEDROOM THREE

Window to the front elevation with colonial style shutters. Space for a double bed and a range of furniture. Fitted carpet, radiator and exposed wooden beams.

BEDROOM FOUR

Window to the side elevation enjoying glimpses of the field beyond, fitted with colonial style shutters. Fitted carpet, radiator and painted wooden beams.

BATHROOM

Three-piece suite comprising a bath with tiled surround, close coupled WC and handwash basin. Wooden flooring, exposed wooden beams and radiator.

OUTSIDE

The front of the property is approached over a stone path with gardens either side and enclosed by an attractive low brown stone wall.

The private rear garden is chiefly laid to lawn with a patio adjoining the rear of the house and accessed via a wooden side gate. It is enclosed by a devon bank to one side and wooden fencing. The garden is well-established with a range of shrubs and trees along the border. The garden is further enhanced by having the impressive 14th century church tower within view.

WORKSHOP

Adjoining "workshop" with a work bench and outside tap. A useful storage area suitable for a variety of purposes. Light and power connected.

GARAGE

Lighting and power connected with loft space above.

PARKING

There is parking for three vehicles and area of lawn to the side of the property which could be utilised as further parking if required.

DIRECTIONS

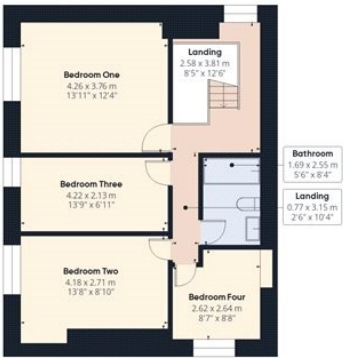
From Holsworthy take the A3072 Hatherleigh road and after approximately five miles take the left hand turning immediately after 'The Bickford Arms'. Continue through Holmoor following signs to Shebbear and after approximately two miles at the sharp right hand bend take the left turning. At the 'T' junction turn left again and proceed into the village square where the property will be found on the left hand side with the Church behind.



Church Farmhouse, Shebbear, Beaworthy, Devon, EX21 5RU

Floor Plan

Floor plan for identification purposes only, not to scale

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 187.5 m² 2018 ft²
 Floor 0 Building 2		(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

Services

Mains water, drainage and electricity. Oil fired central heating and solid fuel 'Rayburn'.



EE Rating - D



Council Tax Band - E



Directions

What3Words - ///digestion.putts.coughed



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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