



Lower Shoplands, New Buildings EX17 4PP

Offers Over £500,000

Lower Shoplands and Barn, New Buildings

Crediton

- Grade II Listed Cottage AND New Detached Barn Conversion
- Peaceful rural position with wonderful views
- Three double bedroom cottage & one bed barn
- Off-road parking for up to 6 cars
- Barn was completed in 2022 with full planning permission
- Could be sold separately, let, used for family or AirBNB
- 1 Acre paddock, extensive vegetable garden and orchard plus pretty cottage garden
- EPC: E

Lower Shoplands & Little Barn offer a truly unique opportunity to own a Grade II listed semi-detached cottage and a newly converted detached barn with full residential planning permission of its own, nestled in a peaceful rural position with breath-taking views.

This exceptional property boasts a 1-acre paddock leading to an extensive vegetable garden and orchard, a charming cottage garden, and versatile living spaces, providing endless possibilities for a variety of lifestyles.





The Grade II listed cottage features three double bedrooms, a large lounge diner, kitchen breakfast room, sun room & bathroom with a separate shower, offering ample space for the whole family. The cottage garden (approximately 20m x 17m) adds to the charm, providing a tranquil oasis to relax in mature gardens of lawns & pretty flower beds and enjoy the peaceful surroundings. There's also a handy potting shed (3.1m x 3.6m).

The newly completed barn conversion presents a one-bedroom dwelling, perfect for guests, extended family, or as a potential income-generating opportunity through long-term rental or as an Airbnb accommodation. The open-plan lounge, dining & kitchen area offers the very best views. Completed in 2022 with full planning permission, the barn offers modern amenities and stylish finishes.

The property provides off-road parking for up to 6 cars, ensuring convenience for residents and guests alike. The option to sell the cottage and barn separately, let them individually, or utilise them for family and Airbnb purposes allows for flexibility to suit your needs.



Lower Shoplands & Little Barn present a rare opportunity to embrace the countryside lifestyle and make this unique property your own.

Please see the floorplan for room sizes.

Current Council Tax: MDDC - D (£2,384.22pa) & A (£1,589.47pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Septic tank (shared with neighbour) & private treatment plant for Little Barn (capacity to include Lower Shoplands)

Heating: Digitally controlled electric radiators (installed in 2022) & Woodburning stoves

Listed: Grade II Listed

Tenure: Freehold

Conservation area: No

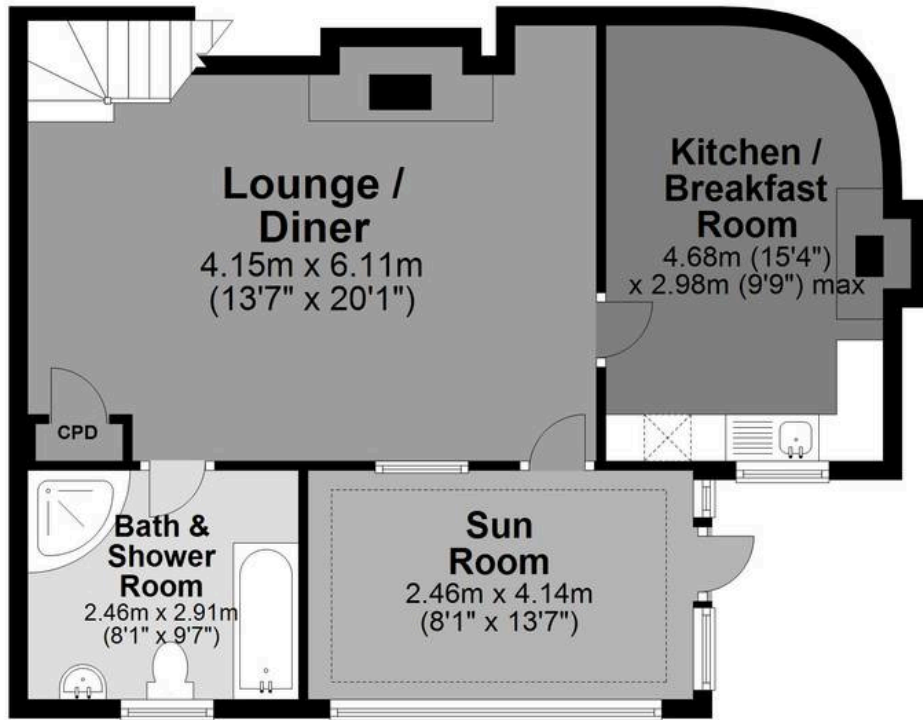
NEWBUILDINGS is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of CREDITON, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at CREDITON and essentials can be picked up from the Coplestone village shop – a couple of minutes' drive away.





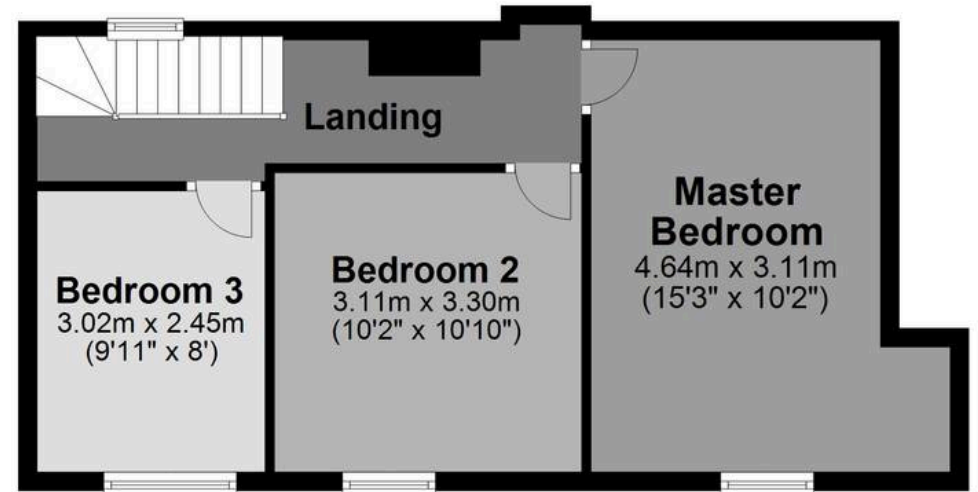
Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 100.7 sq. metres (1083.6 sq. feet)



DIRECTIONS: For Sat-Nav use EX17 4PP – As you enter the lane by the car garage, follow it down & Lower Shoplands is found on the bend, parking is on the left immediately after Little Barn.

What3Words: [///powering.living.cornering](https://www.what3words.com/#!/powering.living.cornering) (This is the parking area)





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.