Way House

STAGS

Way House

Shebbear, Beaworthy, Devon, EX21 5SL

0.5 miles to Village Centre Bideford 12.5 miles Holsworthy 9.4 miles

A beautifully presented 5-bedroom family home, offering spacious accommodation, pretty gardens, garaging, parking and outbuildings.

- 5 Bedrooms (4 double)
- Kitchen
- 2 Bath / Shower Rooms
- Pretty Landscaped Gardens
- Council Tax band 'D'
- 3 Reception Rooms
- Utility Room
- Garage, Carport, Gated Drivway
- PV Solar Array
- Freehold

Guide Price £675,000

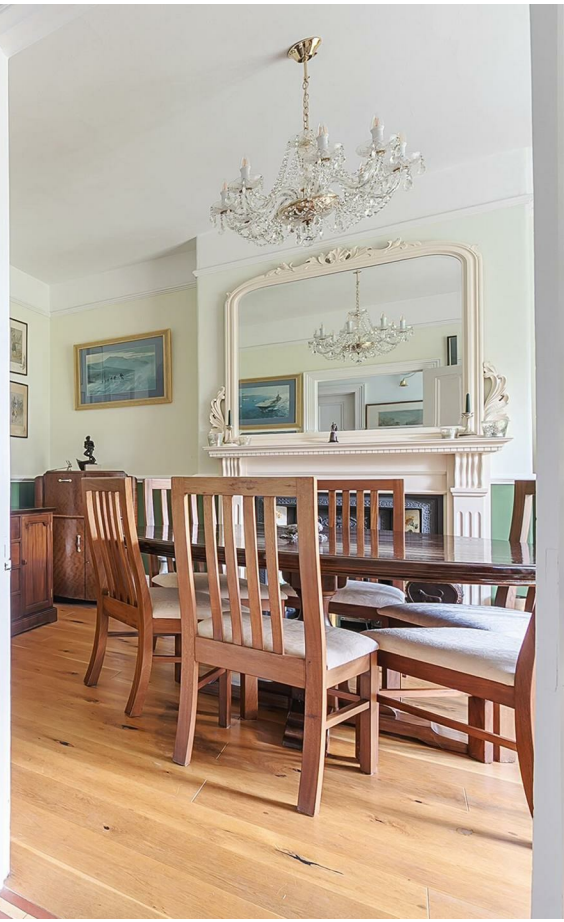
SITUATION

Way House is situated on the outskirts of Shebbear, a community-spirited village offering a range of amenities such as a primary school, the private school 'Shebbear College', village shop selling a wide variety of supplies, places of worship, village hall, mobile Post Office and local Inn. A regular bus service currently runs twice daily to Barnstaple, Bideford and Holsworthy towns.

The nearby port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, butchers, bakeries, pubs, restaurants and cafes. There is also places of worship, schooling for all ages (public and private), 5 supermarkets and access to the Tarka Trail for superb walks and cycle rides. The regional centre of Barnstaple has a number of shopping and commercial venues, transport links including train station and via the A361 link, connects to the motorway (Junction 27) M5.

DESCRIPTION

Occupying a prominent position, Way House is an impressive and beautifully-presented double-fronted period residence, dating back to 1864. Rich in history and character, this substantial five-bedroom home was formerly the residence of the housemaster of the neighbouring Shebbear College and now offers generous and versatile accommodation arranged over three floors.
The property combines elegant period detailing with modern refinements and enjoys a wealth of features including high ceilings, character fireplaces, sash-style windows, and quality fittings throughout. Set within a generous plot, Way House boasts excellent kerb appeal, gated access, delightful gardens to both front and rear, and extensive off-road parking together with a double car port/garage.
Shebbear is a thriving rural village with a strong sense of community, enjoying easy access to the wider North Devon countryside, coast, and transport links via Okehampton and the A30 corridor.



ACCOMMODATION

A spacious and welcoming reception hall with attractive original tiled flooring gives access to all principal ground floor rooms. The formal dining room, with engineered oak flooring, lies to the right, providing an ideal setting for entertaining, complete with bay window and a feature fireplace housing a multi-fuel stove.

The main sitting room is equally charming, enjoying generous proportions, engineered oak flooring, and a further character fireplace with multi-fuel burner, making for a cosy retreat. A particular highlight is the spacious garden room to the side, flooded with natural light and offering delightful views over the gardens, with a woodburning stove and bifold doors opening to the outside space – perfect for indoor/outdoor living.

The kitchen, positioned at the rear of the home, is fitted with a range of bespoke units, granite worktops, a double Belfast sink, an Aga, and integrated appliances including fridge and dishwasher. Adjacent to the kitchen is a useful utility room and a separate cloakroom with WC.

To the first floor are three well-proportioned double bedrooms and one single bedroom, all light and spacious, served by a stylish four-piece family bathroom comprising panelled bath, corner shower, WC, and wash hand basin. Stairs rise to the second floor where a superb loft bedroom is complemented by its own dressing area and an en suite wet room, providing a luxurious and private guest suite or principal bedroom

OUTSIDE

The property is approached via a gated entrance leading to a gravel driveway providing parking for several vehicles. A double car port offers covered parking, one half enclosed as a garage.

The front gardens are beautifully landscaped, mainly laid to lawn with mature flower and shrub borders, and a charming pond creating a tranquil focal point.

To the rear, the garden is designed with ease of maintenance in mind, featuring areas of stone chippings, raised flower beds, a stone-built storage shed, and a greenhouse – ideal for those with green fingers.

Way House offers an excellent opportunity to acquire a handsome period home in a desirable village setting, combining lifestyle, space, and charm in equal measure.

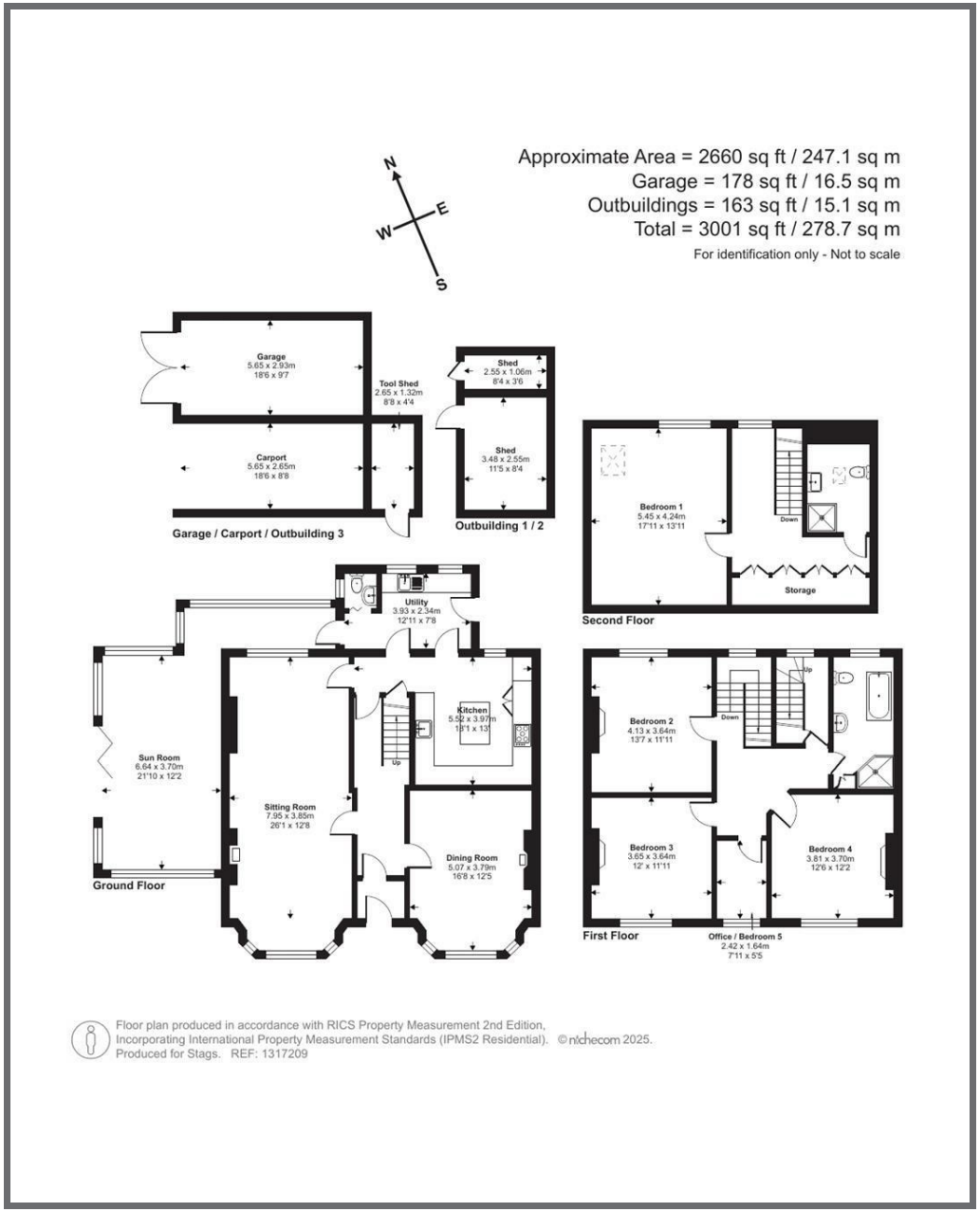
PROPERTY INFORMATION

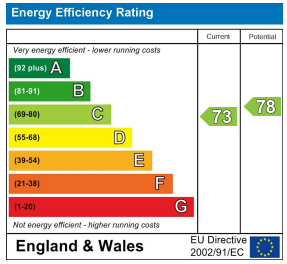
Mains electricity and water (Well in garden used for watering) . Private drainage (Bio-digester).
Oil-fired central heating and solar panels with feed-in tariff.

DIRECTIONS

With Shebbear College on the right, proceed in a southerly direction, turn right at 'Battledown X' and the property will be found after approx. 200 yards on the right.
What3words///race.firmly.beak
Postcode: EX21 5SL (Not to be relied upon).

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.





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