



1 Aish Park

Shebbear, Beaworthy, Devon, EX21 5QL

KIVELLS



1 Aish Park

Shebbear, Beaworthy, Devon, EX21 5QL

£410,000 Asking Price

Thoughtfully improved and beautifully maintained detached home

Four double bedrooms, including principal suite with dressing room and en-suite

Generous living accommodation with two reception rooms and log burner

Beautifully landscaped, private and enclosed rear garden with garage and off-street parking for two/three vehicles

Peaceful cul-de-sac setting within walking distance of village amenities

EPC Rating: C

Situation

1 Aish Park occupies a pleasant position within a small residential cul-de-sac in the popular village of Shebbear, conveniently situated within walking distance of the village centre and its range of amenities.

Shebbear is a thriving and well-served rural community offering a traditional pub, well-regarded Primary School, historic 14th-century Church, village store and mobile Post Office. The Village Hall sits at the heart of the community, hosting a variety of regular clubs, activities and events, while the renowned Shebbear College, an independent school providing education through to A-level, is situated on the edge of the village.

The nearby market town of Holsworthy, approximately 10 miles away, provides a comprehensive range of everyday amenities including a Waitrose supermarket, leisure facilities, schools and professional services. Bideford and the North Devon coast are also readily accessible, while the popular seaside town of Bude and its sandy beaches lie approximately 18 miles away.

Description

A beautifully upgraded and presented four bedroom detached home pleasantly positioned within a small and established cul-de-sac in the popular village of Shebbear. Having been thoughtfully improved and carefully maintained by the current owners, the property offers generous, well-balanced accommodation with a high quality finish throughout, complimented by beautiful, landscaped gardens.

The ground floor provides a modern shaker style kitchen with Corian work surfaces, integrated Neff appliances and a contemporary tiled floor, together with a separate dining room and generous living room, both enhanced by engineered oak flooring. The living room features a woodburning stove and French doors opening onto the rear garden, while double doors connect the two reception rooms, allowing them to work equally well independently or as a larger entertaining space. A utility room, useful larder and cloakroom complete the ground floor accommodation.

Upstairs are four double bedrooms and a newly fitted family bathroom, with the principal bedroom benefitting from its own dressing room and en-suite shower room. The remaining bedrooms are all comfortable doubles, providing excellent flexibility for family life, guests or home working.

Outside, the beautiful landscaped rear garden enjoys a good degree of privacy, with a level lawn, established planting and paved and gravelled seating areas. To the front, a private driveway provides off-street parking and access to the garage.

Combining generous accommodation, excellent presentation and attractive gardens with the convenience of village life, 1 Aish Park is a superb family home in a sought-after Shebbear setting. Internal viewing is highly recommended.



Accommodation

ENTRANCE HALL

Window to the front elevation. Tiled flooring, radiator and staircase rising to the first floor with useful understairs storage. Access to the cloakroom, dining room and kitchen.

CLOAKROOM

Obscure window to the front elevation. Fitted with a concealed cistern WC and vanity unit with inset wash hand basin. Engineered Oak flooring and radiator.

KITCHEN

Window to the rear elevation overlooking the garden. A modern fitted kitchen boasting generous storage comprising a range of wall and base units with Corian work surfaces over, incorporating an inset one and a half bowl sink with mixer tap. Neff five-ring induction hob with extractor above, built-in eye-level double electric oven and integrated Neff dishwasher. Space for freestanding fridge/freezer, tiled flooring and radiator. Door to utility room.

UTILITY ROOM

Window to the side elevation and external door giving access to the rear garden. A range of wall and base units with Corian work surfaces over. Space and plumbing for washing machine, tiled flooring and radiator. Access to:-

LARDER

Useful storage space with fitted shelving.

DINING ROOM

Feature bay window to the front elevation. Engineered oak flooring, space for a large dining table and chairs and two vertical radiators. Double doors connecting with the living room.

LIVING ROOM

Window to the side elevation and French doors giving access to the rear garden. Engineered oak flooring and woodburning stove with Oak mantel and slate hearth. Space for a range of living room furniture and two vertical radiators.

FIRST FLOOR LANDING

Window to the front elevation. Fitted carpet and radiator. Access to all four bedrooms, family bathroom and airing cupboard.

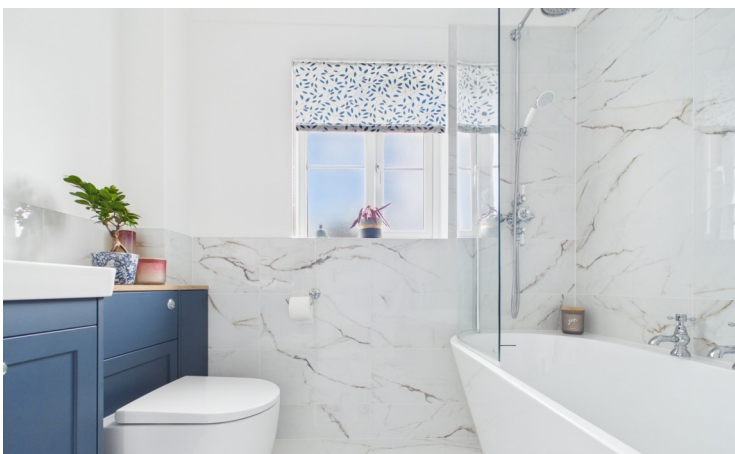
BEDROOM ONE

Windows to the front and side elevations. A good-sized principal double bedroom with fitted carpet, space for a range of bedroom furniture and radiator. Access to:-

DRESSING ROOM

Fitted carpet and built-in floor-to-ceiling wardrobe with mirrored doors. Additional space for freestanding storage.





EN-SUITE SHOWER ROOM

Obscure window to the side elevation. Three-piece suite comprising shower enclosure with mains-fed shower, vanity unit with inset wash hand basin and WC. Tiled flooring and heated towel rail.

BEDROOM TWO

Window to the rear elevation overlooking the garden. Double bedroom with fitted carpet, recessed wardrobe space and radiator.

BEDROOM THREE

Window to the rear elevation overlooking the garden. Double bedroom with fitted carpet, twin built-in wardrobes and radiator.

BEDROOM FOUR

Window to the front elevation. Double bedroom with fitted carpet, space for a range of bedroom furniture and radiator.

FAMILY BATHROOM

Obscure window to the rear elevation. A recently modernised three-piece suite comprising free standing bath with mains-fed shower over and glass shower screen, concealed cistern WC and vanity unit with inset wash hand basin. Tiled flooring, tiled walls, illuminated mirror and heated towel rail.

OUTSIDE

The property is approached over its own driveway providing off-street parking for up to three vehicles and access to the garage. The front landscaped garden, with lawn, bedding and mature trees wraps to the side of the property with further trees and shrubs adding to the rear garden privacy. Gated access to either side leads to the rear garden.

The private and enclosed rear garden is predominantly laid to lawn with a range of established flowers and shrubs along the borders. A paved patio immediately adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining, while a further gravelled seating area provides an additional area from which to enjoy the garden. Timber storage shed and close-boarded timber fencing to the boundaries.

GARAGE

Single garage with up-and-over vehicle entrance door. Light and power connected.

PARKING

Off-street parking for two/three vehicles on the private driveway, with access to the garage.

DIRECTIONS

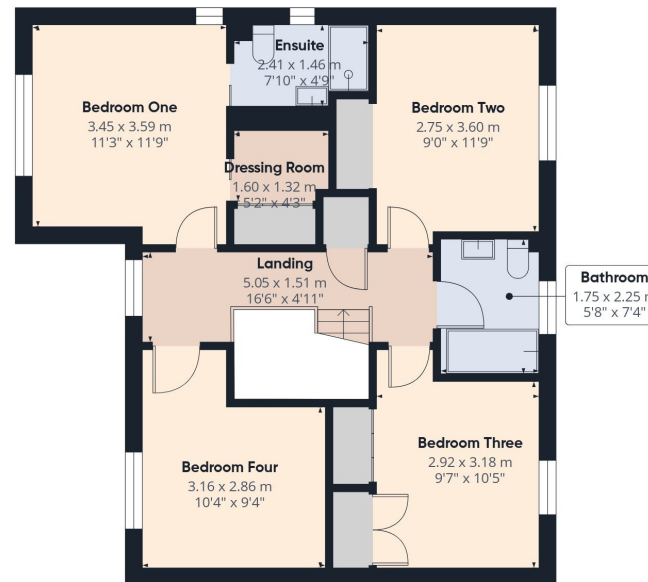
From Holsworthy proceed on the A3072 towards Hatherleigh. After approximately four miles, at Brandis Corner, turn left signposted Shebbear. Continue to Battledown Cross and turn left towards Shebbear. Proceed for approximately 0.4 miles and turn left into Aish Park. No. 1 will be found after a short distance on the left-hand side.

Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1

Approximate total area⁽¹⁾

134 m²
1444 ft²

(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, electricity and drainage. Oil-fired central heating.
Double glazed throughout.

⚡ EE Rating - C

£ Council Tax Band - D

/// Directions

What3Words - ///eventful.uncle.walking

👤 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.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.





Kivells Property Suite, New Market, Holsworthy, EX22 7FA

📞 01409 253888

✉ holsworthy@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)