



OAK HOUSE
O.I.R.O £400,000

Spacious & Bright Period Cottage
SHEEPWASH

MILLER TOWN & COUNTRY
exp UK



- » Beautiful Period Cottage
- » 4 Bedrooms / 2 Bathrooms
- » Light & Bright Throughout
- » Character Charm & Modern Convenience
- » Immaculately Presented
- » Enclosed Rear Garden & Workshop
- » Private Driveway Parking for 2 Cars

The Property

This gorgeous period home is believed to date to Georgian times and is as relevant over 200 years later as it was then! A private drive with a small cottage garden to the side leads to the front door, which opens to an entrance hall. To the right is a large dual aspect living room with inglenook fireplace, woodburner and access to the rear garden. On the opposite side of the hallway is the dual aspect dining room with plenty of room for entertaining. To the rear is the modern fitted kitchen with range cooker, oak worktops and custom built central island. The entrance hall provides access to the stairs, and on the first floor is the primary double bedroom, with en suite shower room, three additional bedrooms, and the main bathroom. The property is presented immaculately and has clearly been a treasured home for our clients.



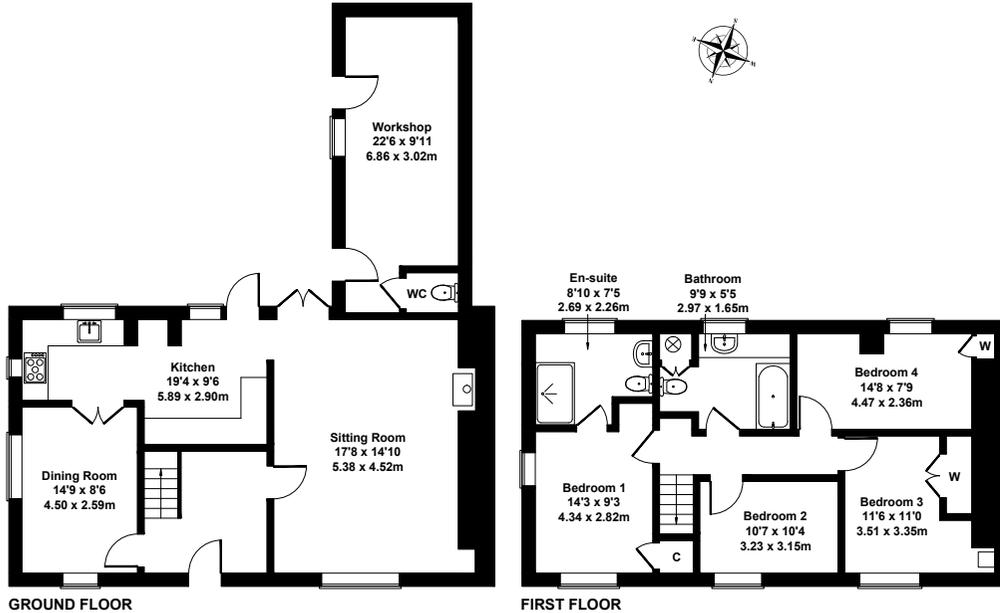
Outside

To the front is an attractive pebble driveway which can accommodate 2 cars, and a small walled cottage garden with ornamental plantings. To the rear is an enclosed garden with patio area, attractive flowers and shrubs and a small greenhouse. There is also a workshop with plenty of space to undertake projects or other hobbies, which also houses a gardener's WC.



Oak House

Approximate Gross Internal Area
1316 sq ft - 122 sq m
(Excluding Workshop)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Location

Sheepwash is a vibrant and charming rural 'Devon Crossroads' village between Hatherleigh (5 miles) and Holsworthy (11 miles), which have variety of shops and amenities (including Waitrose in Holsworthy). The village's pretty square is just a short stroll from the property and is home to chocolate box thatched cottages and the renowned 'Half Moon Inn' pub with integrated village shop, one of the few remaining fishing inns in Devon. Primary schools are located in the adjacent villages of Highampton and Black Torrington, where there is also a doctors surgery, and Shebbear College, a respected independent boarding school, is a short drive away. Bude with its sandy beaches and the open country of Dartmoor can be reached in as little as 25-30 minutes, as can access to the A30 dual carriageway (leading to the M5).

Agents Note: Blinds and curtain poles are included, and curtains are excluded from the sale. Some light fixtures are excluded.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway for 2 cars
- Not Listed
- Heating: Oil
- Utilities: Mains electricity, water and drainage *Per Ofcom
- Restrictions: Yes - no obstruction of adjacent drive, no causing nuisance
- Easements, Wayleaves: Yes - utility easements
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: Yes - cob and stone walls
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (62)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTC *
- Mobile Signal: Indoor likely, Outdoor likely *
- Not suitable for wheelchair users

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VIEWING:

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