



Welcome Hill







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Shebbear, Beaworthy, Devon, EX21 5SN

A superb spacious and flexible detached period home with extensive equestrian facilities, attractively set within just under 16 acres. Offered with no onward chain.

- Superb Detached Equestrian Property
- Range of Stables, Outdoor Arena and Outbuildings
- Gardens And Paddocks
- Just under 16 Acres
- Three Reception Rooms
- Kitchen/Breakfast Room and Study/Sun Room
- 6 Bedrooms, 2 Shower Rooms and a Family Bathroom
- Freehold
- Council Tax Band D
- EPC Band E

Guide Price £1,350,000

## Stags Okehampton

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## SITUATION

The property is located towards the edge of the popular village of Shebbear. The village itself has an excellent range of local amenities including primary school, village stores, garage and places of worship. In addition, the village has the internationally known Shebbear College and we understand that property owners within the village enjoy discounted fees, should their children attend the school. The busy market town of Holsworthy is within easy travelling distance with a range of services and amenities including a Waitrose supermarket. Whilst Bude and the north Cornish coast with delightful beaches and coastal scenery are also easily accessible. Woodford Bridge Country Club with gym and swimming pool is some 5 miles distant. There is good access to the north Devon market town of Bideford, some 14 miles away, and to Okehampton with its three supermarkets together with access to the A30 dual carriageway and to the Dartmoor National Park. From the village there is a daily bus service to Barnstaple and the north coasts of Cornwall and Devon are within easy travelling distance with delightful beaches and superb rugged coastal scenery.

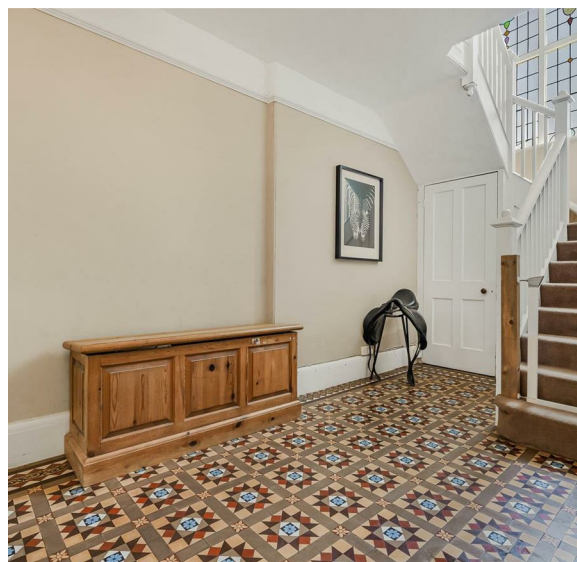
## DESCRIPTION

A superb spacious and flexible detached period home believed to have been originally constructed in the 1930's with later extensions, situated on the edge of this favoured village. The property lends itself for multi generation living or property with a self contained annexe. The property will appeal to the equestrian buyer, and offers an excellent range of stabling, a sand barn, outdoor arena and four paddocks. The land in total extends to just under 16 acres. Further benefits include a good range of outbuildings, a superb games room situated within the formal gardens, ample parking and carport. A viewing of this lovely home is highly recommended.

## ACCOMMODATION

Double glazed door to ENTRANCE HALL: window to rear, door to rear. UTILITY CUPBOARD: with plumbing and space for washing machine and tumble drier. CLOAKROOM: WC, wash basin and vanity unit with mirrored cupboard above, opaque window to rear. KITCHEN/BREAKFAST ROOM: Range of wall and base cupboards with double sink, drainer and breakfast bar. Double electric oven and hob. Space for large fridge/freezer and dishwasher. 'Heritage 'Duette' oil fired range, providing hot water, cooking and central heating. FAMILY ROOM: Dual aspect windows, Fireplace and mantle with inset wood burning stove. HALLWAY: Feature decorative tiled floor and attractive turning staircase to first floor with feature stain glass window to rear. DINING ROOM: Window to side aspect and glazed door to garden. Fitted cupboard and ornate cast iron fireplace and mantle. SITTING ROOM: Corner bay window to front garden, window to office, Fireplace and mantle with wood burning stove. STUDY/SUN ROOM: A light dual aspect room with French doors to decking.

FIRST FLOOR LANDING: Feature stain glass window to rear. Airing cupboard with hot water tank. BEDROOM 1: A triple aspect room with bay window to front aspect. Fitted wardrobes and vanity basin. BEDROOM 2: A dual aspect room with fitted wardrobes. BATHROOM: Panelled bath with shower attachment, WC, pedestal wash basin. Opaque window to side aspect. SHOWER ROOM: Corner shower cubicle with power shower, WC, vanity wash basin. Opaque window to rear. BEDROOM 3: Picture rail, fitted wardrobes, window to front aspect. BEDROOM 4: Window. to front aspect. Door to REAR HALL: Door to FIRST FLOOR PORCH: With external staircase to ground floor. UTILITY ROOM: Modern range of wall and base cupboards with inset sink and drainer. LPG gas boiler. Window to front aspect. SHOWER ROOM: Vanity wash basin with mirror/light over. WC, corner shower cubicle with mains fed shower. Heated towel radiator. BEDROOM 5/LOUNGE: Windows to rear aspect. BEDROOM 6: Windows overlooking rear garden.





## OUTSIDE

The property sits initially within formal gardens to all sides, which consist of extensive lawned areas with flower and shrub borders and mature trees. At the rear is a brick paved and patio area with the well and pump (used to water the garden). Adjacent is a timber decked area which extends around the far end of the house. Within the garden is a superb GAMES ROOM: Timber clad with double glazed windows and doors opening to the garden. There is a bar area, space for sofas and a pool table. There is also a cloakroom and utility room, making this a great area in which to enjoy. A gate from the rear garden opens to a small paddock behind which houses a GREENHOUSE and gives access to the stable yard. Adjacent to the front boundary is a gravelled off road parking area for numerous vehicles, which leads to a CARPORT: with light and power connected. Adjacent is useful interconnecting STORE/WORKSHOP/FORMER GARAGE, with light and power connected, personal door to garden and garage door to parking area. A separate five bar gate adjacent, opens to the SIDE Paddock with additional parking for numerous vehicles and leading to the large OPEN FRONTED BARN: Currently used to house the horse box and to store hay. Light and power connected. Within the paddock is the 40M X 20M MENAGE: laid to rubber/sand with post and rail fencing. Adjacent is a multi purpose four bay OUTBUILDING. A five bar gate from the side paddock opens to the STABLE YARD: Within the yard is a SINGLE STABLE, A SEPARATE TACK ROOM/KITCHEN AREA with adjoining STABLE: A block of FOUR STABLES and additional RUG ROOM. Beyond are two FOALING BOXES with adjoining WORKSHOP and STORE. Adjacent is an OPEN FRONTED ALL WEATHER SAND BARN and turn out area, giving access to the adjoining paddock. Adjoining the paddock is a lovely private off road riding track, giving access to three further paddocks, perfect for equestrian use. The land in total extends to approximately 15.9 acres.

## SERVICES

Mains electricity, metered water. Oil fired and LPG central heating. Sewerage treatment plant drainage. Broadband Coverage: Superfast in area up to 33 Mbps (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: 4G. EE, 02 and Vodafone, good outdoor and in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

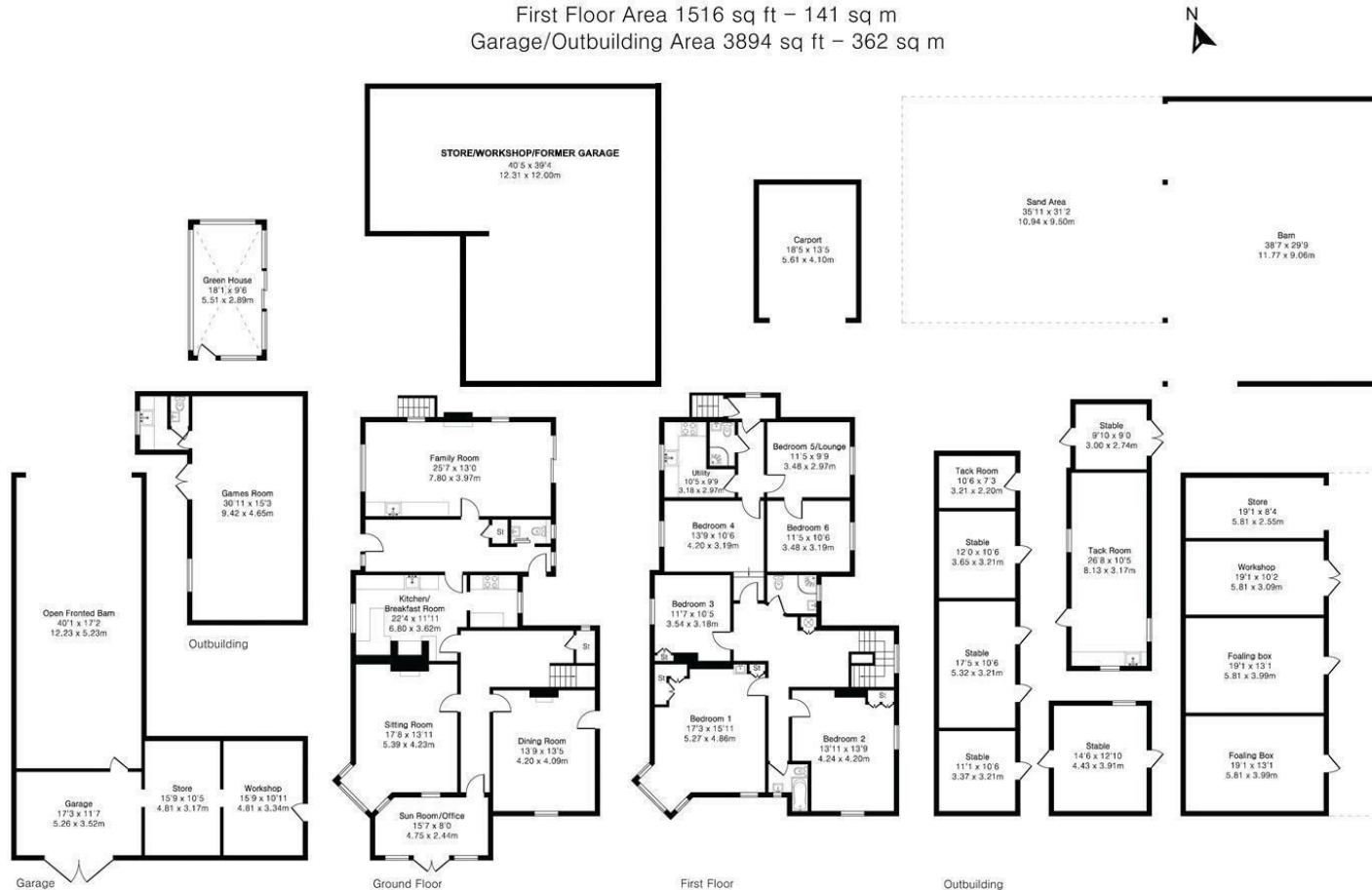
## DIRECTIONS

For SAT NAV purposes the postcode is EX21 5SN.  
what3words vocally.chairing.teachers

## AGENTS NOTE

Planning permission has been granted for a single storey rear extension to the kitchen and two storey rear infill extension for the shower room on the first floor. Details can be found on Torridge District Council Planning website under application no 1/0037/2025/FUL.

**Approximate Gross Internal Area 3144 sq ft - 292 sq m**  
**(Excluding Garage & Outbuilding)**  
 Ground Floor Area 1628 sq ft – 151 sq m  
 First Floor Area 1516 sq ft – 141 sq m  
 Garage/Outbuilding Area 3894 sq ft – 362 sq m



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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