

BEECH HOUSE  
SHEBBEAR  
BEAWORTHY  
EX21 5RU

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A refurbished former Doctors surgery, transformed into a stunning four-bedroom bungalow in the highly sought-after residential area of Shebbear, benefitting from no up-ward chain.

### Ground Floor

Enclosed porch, open plan hallway, playroom, study, kitchen/breakfast diner, utility room, principal bedroom with double en-suite shower room, bedroom two with double en-suite shower room, bedroom three with en-suite bathroom with bath and shower, bedroom four with built-in wardrobe, family bathroom.

### Outside

Gravel driveway, landscaped rear garden, patio area to rear.

Approximate gross internal floor area 1,603 square feet (149 square metres).

EPC rating D.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Distances

Holsworthy 8 miles  
Bideford 13 miles  
Barnstaple 23 miles  
Exeter 40 miles  
M5 (J27) 5 miles  
(Distances approximate)

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### Situation

Beech House, formally the Doctor's surgery, enjoys an excellent position within the attractive village square in the heart of the community spirited village of Shebbear which lies amidst glorious un-spoilt countryside. Shebbear is an extremely historic village with 14th Century Church, with Saxon origins dating back to 1338.

The property is situated within walking distance of amenities such as village primary school, places of worship, village hall, daily mobile post van and the local inn. The nearby Port village of Bideford sits on the banks on the river Torridge and offers a wide range of amenities.

The property is located within easy walking distance of the renowned Shebbear College an independent day and boarding school for girls and boys aged 3 - 18 years.

Holsworthy is situated 8 miles to the west and provides a comprehensive range of domestic, commercial and leisure facilities including 18-hole golf course, medical centre, swimming pool and a wider variety of independent retailers, M&S Food and a Waitrose supermarket.

Okehampton is approximately 15 miles to the southeast and provides a range of amenities, including a swimming pool complex, cinema, supermarkets including a Waitrose and golf course.

Bude, on the North Cornish coast, is 18 miles west with a good selection of individual shops, supermarkets, The Wharf arts and crafts centre with a regular outdoor farmers & crafts market, public houses, cafes, restaurants, hotels, leisure facilities, doctors and veterinary surgeries and hospital.

Bude also boasts a beautiful beach with sea pool, perfect for summer days. The property is within easy reach of the A30 dual carriageway at Okehampton, and the dramatic landscapes of Dartmoor National Park, Exmoor National Park and Bodmin Moor are all within easy travelling distance.

The regional centre of Barnstaple offers all the area's main business, shopping and commercial venues. There is also good transport opportunities via the A361 link road which connects the motorway network at Junction 27 of the M5.

### Description

This fine and spacious 4 bedroom detached bungalow has been comprehensively refurbished and finished to a very high standard, with uPVC double-glazing with dark grey finish on the exterior and white finish on the interior throughout the property. Oil fired central heating, individually

designed fitted kitchen incorporating sizeable breakfast bar, AEG induction hob and oven.

The driveway leads to the enclosed porch with stunning floor finish beyond which is a large living room with doors radiating off to the study and additional living accommodation.

The kitchen/breakfast room features contemporary wall and floor units, complemented by the marble effect worktop and quick-step flooring. There are various high-quality built-in appliances, such as a double oven/microwave and a hob with extractor hood above. There is ample space for a dining area and French doors lead out to the rear patio.

The master spacious carpeted bedroom features a double en-suite shower room, with marble effect boards for the splashback and shower and well-presented white sanitary ware.

The accommodation further comprises of a second bedroom with double en-suite, third bedroom both with en-suite bath/shower room and a family bathroom with lovely marble effect splashbacks featuring a corner shower.

Bedroom Four is a double bedroom and has a useful built-in wardrobe.

### Garden and Grounds

The property benefits from a spacious vehicular driveway providing space for four cars and the landscaped garden has a paved patio area and lawn; a great space for outdoor entertaining.

### Services

Mains, water and electricity are connected. Heating is oil fired.

### Fixtures and Fittings

Only those items mentioned in the particulars are to be included. All others are specifically excluded but may be available by separate arrangement.

### Directions

Leaving Torringtons' main square via South Street and Whites Lane, at the 'T' junction turn left onto New Street and continue out of Torrington following down the hill and passing the 'The Puffing Billy' on your right-hand side and crossing the River Torridge. Take the first left hand turning signposted Frithelstock / Monkleigh and continue on this road entering Frithelstockstone. At the 'T' junction turn left and follow the road until reaching the village of Stibb Cross. Upon reaching the crossroads go straight over signed Shebbear and continue on this road passing Shebbear College on your right-hand side. Turn right after the college and continue ahead. The property is located just before the village square on the left-hand side.

### Terms

Tenure: Freehold  
Local authority: Torridge Council  
Tax band: E

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Disclaimer

Important notice



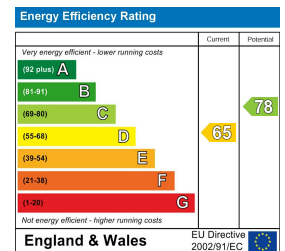


Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken June 2022  
Particulars prepared June 2022

EPC Rating  
EPC rating D

Broadband Average speed in area  
Broadband Average speed in area : 75 Mbps



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**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com