



Rose Hill Bungalow

Shebbear, Beaworthy, EX21 5RH

KIVELLS

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£125,000-£150,000 Auction Guide Price

For Sale by Public Auction on Wednesday 2nd September 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm

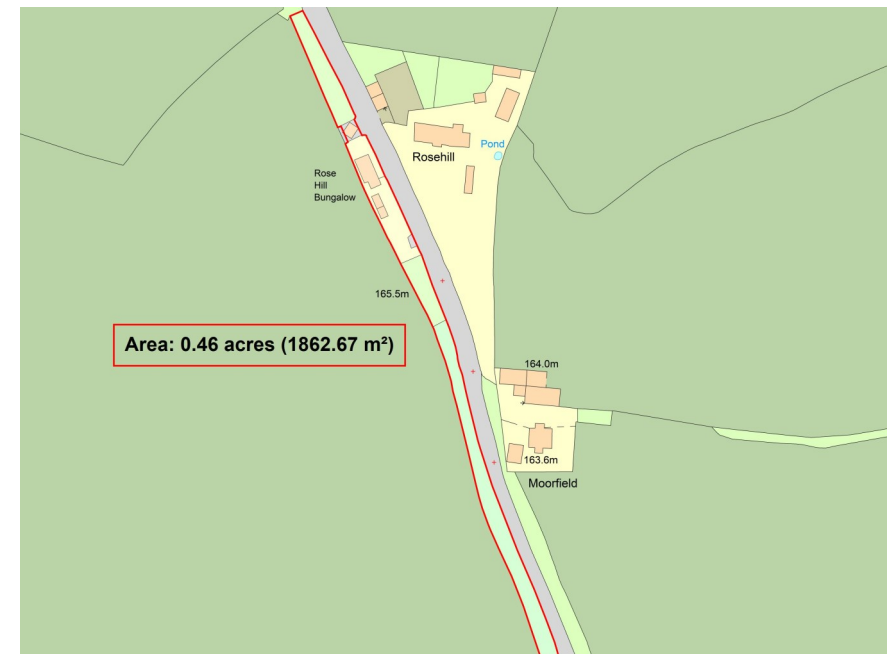
Detached timber frame two-bedroom bungalow

Set within approximately 0.46 acres

Excellent renovation or redevelopment opportunity (STPP)

Driveway parking with useful outbuildings

EPC Rating: G





Description

For Sale by Public Auction on Wednesday 2nd September 2026 at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH at 7pm.

Situated within the popular village of Shebbear, Rose Hill presents an excellent opportunity to acquire a detached non-standard construction bungalow occupying a generous plot extending to approximately 0.46 acres, together with driveway, parking and a detached outbuilding. The size of the plot may offer potential for redevelopment or replacement dwelling, subject to obtaining the necessary planning permissions.

The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, sun room, two double bedrooms and a bathroom, together with a useful loft room. Externally, the property benefits from front and rear gardens, a driveway providing off-road parking and detached outbuildings inclusive of garage.

The property would now benefit from modernisation throughout and represents an excellent opportunity for renovation or redevelopment, subject to any necessary planning consents.

Situation

Rose Hill enjoys a convenient position on the edge of the popular Devon village of Shebbear, approximately half a mile from the village centre. Shebbear offers a range of everyday amenities including a traditional public house, well-regarded Primary School, 14th Century Church, village store, mobile Post Office and the renowned Shebbear College, providing education through to A-Level.

The nearby market town of Holsworthy lies approximately 7 miles to the west and provides a comprehensive range of shopping, educational and leisure facilities, including a Waitrose supermarket. The regional centre of Exeter is approximately 45 miles away, offering access to the M5 motorway, mainline rail links and an international airport.

The dramatic North Devon and North Cornish coastline is also within easy reach, with the popular coastal resort of Bude approximately 16 miles away, renowned for its sandy beaches, surfing and scenic coastal walks.

Accommodation

ENTRANCE HALL

Entrance via timber glazed door into hallway with ceiling light and fitted carpets. Doors serving the principal accommodation.

LIVING ROOM

A cosy reception room with double glazed window to the front aspect featuring a fireplace with multi-fuel stove. Ceiling light, cladding and fitted carpet. Door to bedroom one.

KITCHEN/DINING ROOM

Fitted with a range of eye and base level units with work surface over incorporating a stainless steel sink and drainer. Attractive Oil-fired 'Aga' stove, space for a free standing fridge/freezer together with ample room for a dining table. Windows to the front and side aspect. Door leading through to:

SUN ROOM

A useful additional reception space overlooking the garden with glazed door providing access outside. Utility area with space and plumbing for washing machine.

INNER HALLWAY

Window to rear. Ceiling light, under stair storage cupboard, door to staircase providing loft access. Doors to:

BEDROOM ONE

A double bedroom with window to the front elevation, ceiling light and fitted carpet.

BEDROOM TWO

A further double bedroom with window to the side, ceiling light, fitted carpet.

BATHROOM

Comprising a three piece suite with electric shower, hand wash basin and WC. Obscure glazed window to the side elevation.

LOFT ROOM

Accessed via a staircase from the inner hall, providing a useful additional room suitable for storage or potential renovation.

OUTSIDE

The property occupies a generous, but narrow plot measuring 0.46 acres with gardens to set to either side of the property and are chiefly laid to lawn. A driveway provides off-road parking with carport, with path that leads to a detached outbuilding and to the property.

There is a further outbuilding which has previously been utilised as a garage.

OUTBUILDING

A useful detached outbuilding providing workshop and storage space.



Auction Details

Auction Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 2nd September 2026 at 7.00pm

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or direct card.

Please note, if the lot is sold prior to auction, or afterwards, these fees remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding. This can be obtained from the Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Parnalls Solicitors, Launceston.

Auction Payment

At the fall of the gavel the contact is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

The deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Torridge District Council

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchasers shall be deemed to have full knowledge of the boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract.

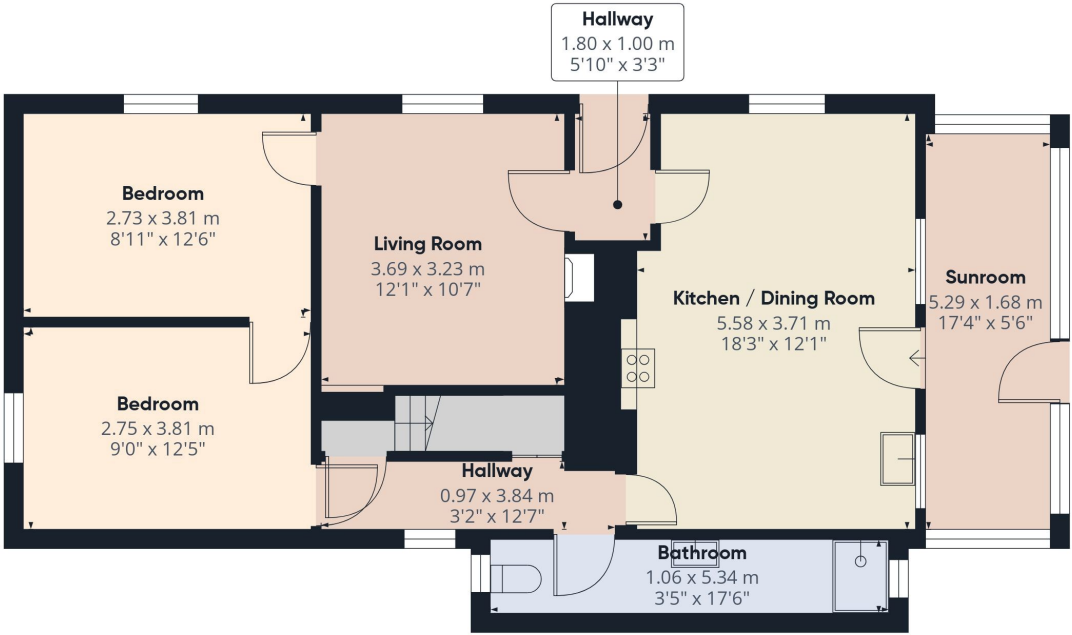
The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

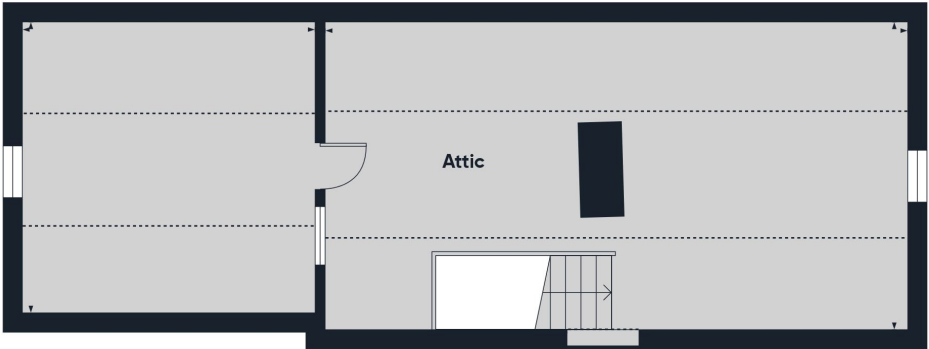
The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Floor Plan

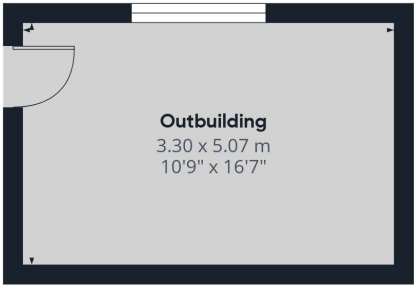
Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

137.6 m²
1482 ft²

Reduced headroom

28.7 m²
309 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 electricity and water. Private drainage. Oil-fired Aga.

Tenure

Freehold



EE Rating - G



Council Tax Band - B



Directions

What3Words - ///sober.handbags.eyelashes



Virtual Tour

Available upon request.

Auction Date and Venue

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 2nd September 2026 at 7.00pm.

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.

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

📞 01409 253888

✉️ holsworthy@kivells.com

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