



The Chapel, Shobrooke, EX17 1BN

Guide Price £800,000

The Chapel

Shobrooke, Crediton

- Former chapel conversion dating from 1892, now a beautifully restored home
- Peaceful rural setting, great access to Exeter, with countryside all around
- Three bedrooms with luxury bathroom plus utility and ground floor WC
- Stunning vaulted living space with gallery and double sided woodburner
- Light filled kitchen and family room forming the heart of the home
- Exceptional quality refurbishment with careful restoration of original features
- Character retained throughout with exposed stonework, flooring and clever glazing
- Approx. 2.5 acres of level gardens and grounds with pond and wildlife
- Range of outbuildings including stables, tractor shed and insulated store
- Ample parking with double garage and car port, ideal for multiple uses

Situated in the small hamlet of Efford, just a couple of miles from Shobrooke, The Chapel enjoys a peaceful position in the heart of the Mid Devon countryside, yet remains within easy reach of Crediton and Exeter. Surrounded by rolling farmland and productive orchards, it's a setting that feels properly rural, with regular sightings of deer, hares and a wide range of birdlife adding to the appeal.



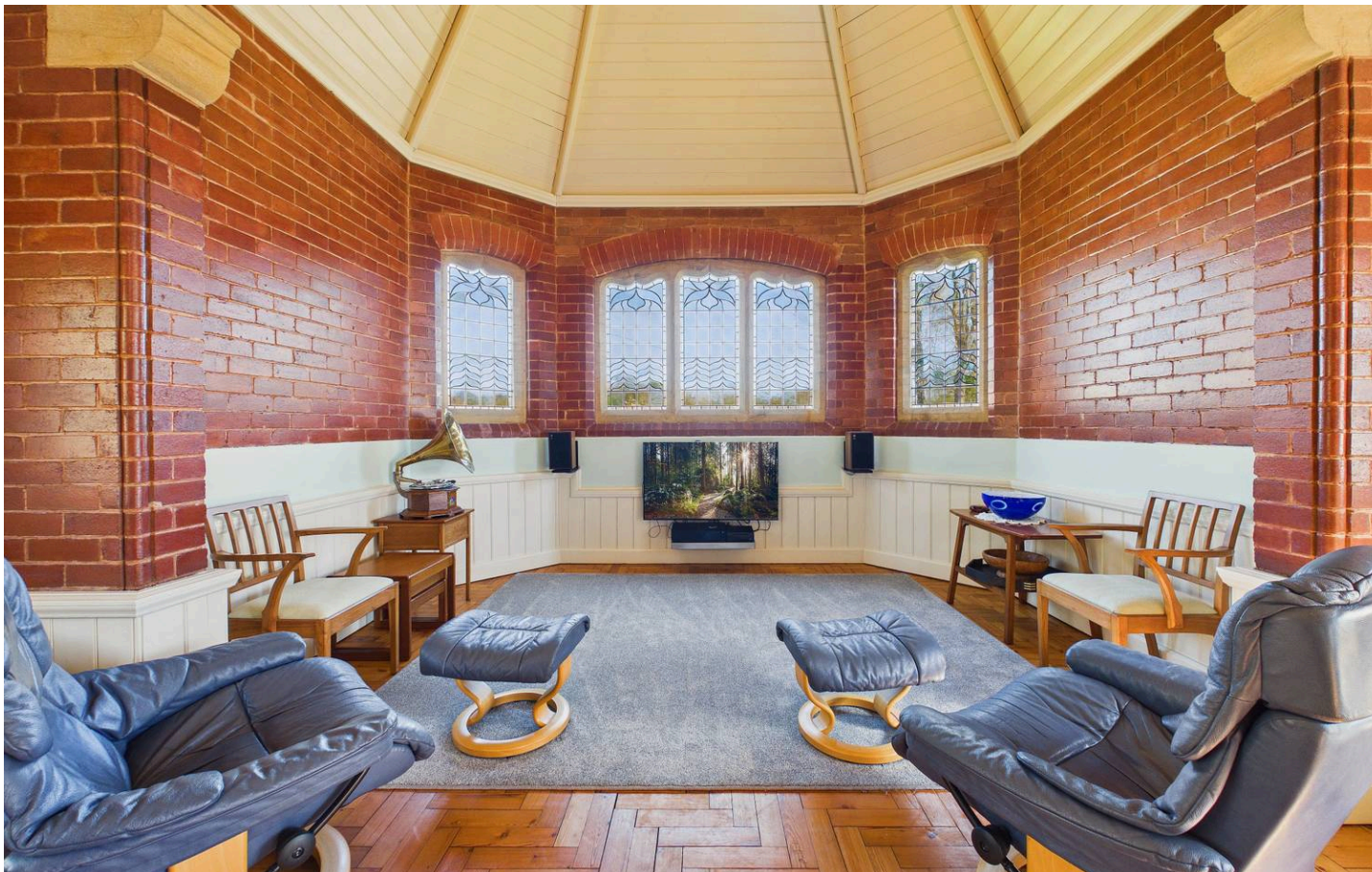


Originally built in 1892 as All Saints Church, a chapel of ease for the parish of Shobrooke, the building was converted to residential use in the 1970s and, more recently, has been the subject of a careful and considered restoration by the current owners. Their approach has been to enhance rather than alter, using high quality materials and skilled craftsmanship to retain the integrity of the original building while making it comfortable for modern living. The result is a home that feels both authentic and refined, with nothing that has been overdone or lost along the way.

The main living space is, as you would expect, the standout feature. The original chapel hall provides a remarkable open room with vaulted ceiling, a galleried mezzanine level above and a bespoke Woodwarm double sided wood-burner creating a natural focal point. Original flooring, exposed brick and stonework and the thoughtful use of glass all work together to maintain the character while allowing light to flow through the space. There is also a sound system designed specifically for the acoustics of the original church hall, along with discreet modern additions such as hard wired CCTV and even the radiators where specially made for their style and size, specifically for the room. At the centre of the home is a bright kitchen and family room opening onto the rear, complemented by a utility and ground floor WC. In total there are three bedrooms and a luxury bathroom, all finished to a high standard.



Outside, the setting is just as impressive. The property sits within approximately 2.5 acres of level gardens and grounds, offering a mix of lawn, natural areas and established planting. A pond at the entrance, complete with a "lady of the lake" sculpture, creates a memorable arrival. The land is versatile and, together with a range of timber outbuildings including stables, a tractor shed, feed room and insulated store, offers real potential for a variety of uses. There is ample parking along with a double garage and separate car port.



Overall, this is a genuinely special home, combining history, craftsmanship and setting in a way that is rarely found. It's the kind of place that makes an impression the moment you arrive and continues to do so every time you return.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 73

Utilities: Mains electric, water, telephone & broadband (via Starlink)

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (Septic tank with certificate)

Heating: Oil central heating and woodburner

Construction: Brick/block

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

233.4 m²

2513 ft²

Reduced headroom

8.8 m²

94 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



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Chain Status:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS : For satnav use EX17 1BN and the what3words address is:
///orchestra.gained.schooling





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.