



Galmington Farm



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Shebbear, Beaworthy, Devon, EX21 5RJ

Charming and stylish farmhouse with annex, large gardens, paddock and versatile outbuildings with PP

- Delightful detached period farmhouse
- Peaceful rural setting
- Mature gardens with orchard & paddock
- Versatile outbuildings PP for conversion
- Comfortable family home
- Separate 2-bed annex
- Additional barn by separate agreement
- Additional cottage available
- Freehold
- Council Tax Band F

Offers Invited £1,250,000

SITUATION

Galmington Farm is situated in a serene, semi-rural location just outside Shebbear, one of North Devon's most picturesque and historic villages. Shebbear is best known for its thriving local community, village green, local pub, and Shebbear College, a well-regarded independent school. The area is renowned for its unspoilt countryside, perfect for walking, cycling, and riding, while also being within easy reach of Dartmoor National Park and North Devon's beaches, making this an ideal family home or rural escape.

DESCRIPTION

This beautiful and well-presented home offers comfortable and spacious accommodation with a generous annex all overlooking impressive gardens and rolling countryside beyond. Planning permission has been granted for the conversion of the additional stone-built barns into 7 properties, all with separate access.



ACCOMMODATION

Ground Floor

The farmhouse offers a flexible and spacious layout. The welcoming Sitting Room, a light and airy room, features a cosy log burner and views to the garden and leads to the inner hallway with handy cloakroom and generous storage cupboard. From the hallway the Family Room mirrors the sitting room with its own log burner and lovely French doors leading out onto the garden. The contemporary farmhouse-style Kitchen is well-equipped with cupboards and appliances, the epitome of modern rural living.

First Floor

The first floor offers three double bedrooms, including a large and impressive Principal Bedroom with and separate dressing room, which could be used as an additional bedroom, and large en suite with luxury shower, WC and vanity unit. Bedroom 2 also boasts an en suite shower room and, like Bedroom 1 have fabulous views across the garden. A well-appointed family bathroom serves the upstairs bedrooms.

ANNEX

Ground Floor

From the main door the annex has its own inner hallway, connecting it to the main house, which leads to the lovely kitchen with plenty of cupboard space and work surfaces. A central island gives character to this welcoming room. From the hallway a bright sitting room has French doors to a patio area and the garden. The annex also has separate independent access from the kitchen to the outside.

First Floor

The landing leads to a sunny Principal Bedroom with ensuite bathroom and separate small dressing room. The second annex bedroom is perfect for guests and is served by a separate bathroom with bath, shower, WC and washbasin. In all, the annex offers independent accommodation whilst sharing the glorious countryside views.

OUTSIDE

Galmington Farm is surrounded by mature gardens, with expansive lawns, orchard trees, and beautifully planted borders. The grounds are ideal for families, keen gardeners, or those looking for a peaceful outdoor lifestyle. A private sweeping drive provides ample off-road parking and turning space.

A particular feature of the property is the separate gym. Accessed from the courtyard, this sizeable room offers a dedicated space for fitness fans.

BARN

The attached barn has been granted planning permission for conversion to one holiday unit and six residential units. Please refer to planning ref 1/2095/2004/COU and 1/0008/2013/FUL for full details. The units have separate access from the main house and enjoy dedicated gardens, parking and similar far-reaching views of the countryside.

PROPERTY INFORMATION

Mains electricity and water. Private drainage. Oil-fired central heating.

The agricultural barn which has planning permission and an additional cottage are also available for sale by separate negotiation. Contact Stags, Bideford, for more information.

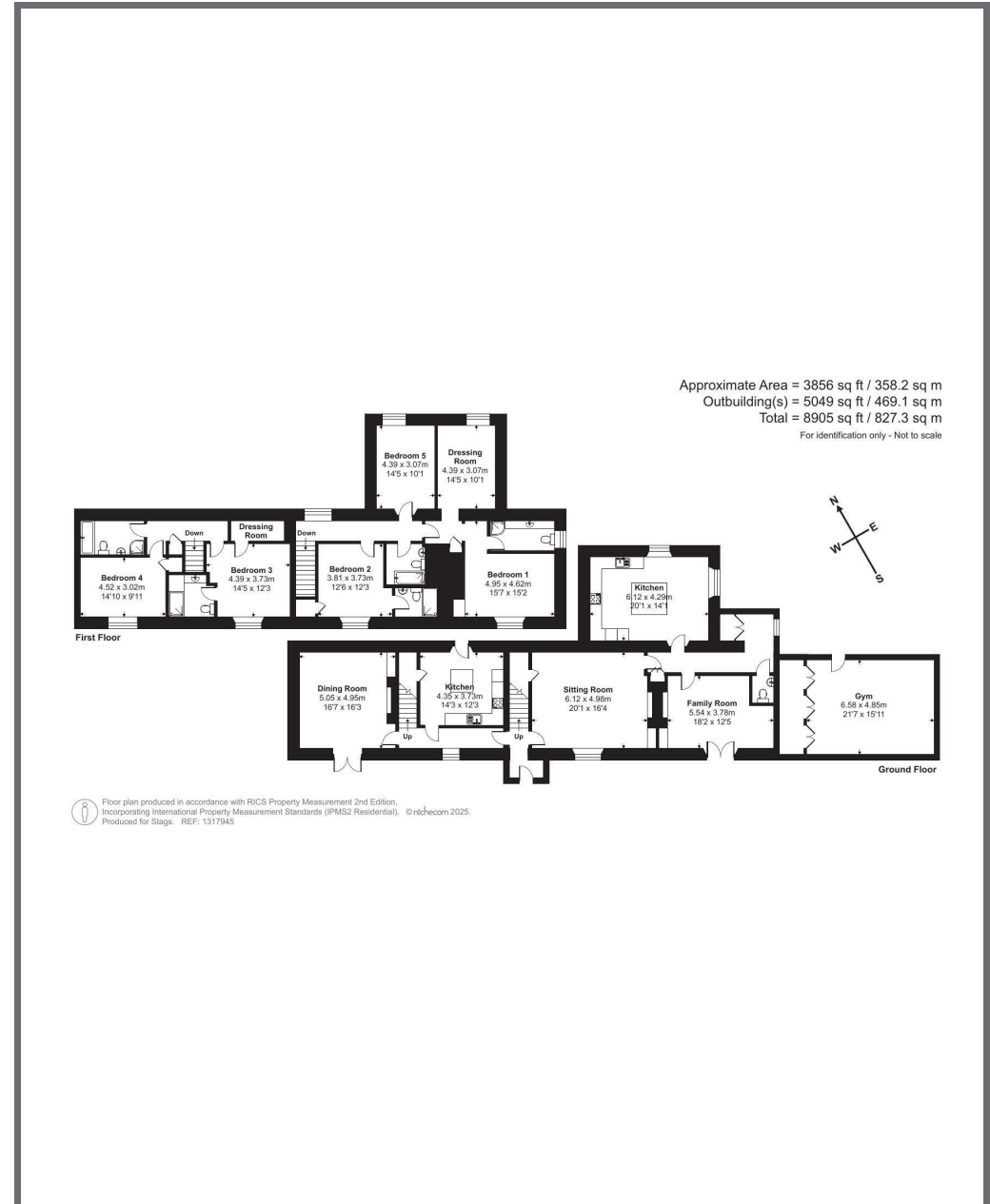
DIRECTIONS

What3words///easily.holds.circles

Postcode: EX21 5RJ (Not to be relied upon).



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030