

Berry House, Shebbear, Devon, EX21 5RA



Offers in the region of £637,000

EX20 1AS
Sales: 01837 83393; Lettings: 01837 55755
winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

EX22 6DL
01409 253946
holsworthy@howesestates.co.uk

Property Description

PRICE REDUCED....BOOK YOUR VIEWING NOW!

A unique opportunity to acquire a substantial & versatile period property, situated on the fringe of the popular village of Shebbear, offering stunning panoramic countryside views to Dartmoor.

Believed to date back to the 18th Century with splendid Victorian additions, the property offers great potential as either a substantial family home, dual family occupancy, and/or provide income from the detached holiday let, with the annexe to be utilised as a disabled friendly B&B or even a second holiday let.

The property is encompassed by large private gardens/grounds with further benefits that include a double garage/workshop, private parking for several cars and leisure vehicles, a well constructed children's play apparatus, a large private BBQ patio area and a HEATED PLUNGE POOL!!!

With character, period features, fireplaces, exposed beams and traditional flooring, this property is a gem not to be missed and Howes Estates recommends your earliest internal inspection to avoid disappointment.

Local Area

Recently polled in a national report as being in the top ten places to live in England & Wales, the popular of Shebbear boasts amenities including a post office, general store, The Devils Stone Inn, Pre-School, Primary School, Private College, and Village Hall. The community spirited residents enjoy activities such as skittles, short mat bowls, yoga, Zumba, horse riding, football and a youth club. Further amenities include a mobile library, doctor's surgery, parish church and bus services to Holsworthy, Torrington, Bideford, Northlew and Barnstaple.

Torrington (7 miles north) offers an array of local shops and businesses including vets, dentists, a doctors surgery, public library, post office, schools, restaurants and Theatre.

Holsworthy (9 miles west) offers many local shops and businesses including a 'Waitrose' supermarket, banks, food serving public houses & restaurants, schools for all ages, a health centre, a dentist, vets and leisure facilities including an indoor heated swimming pool and 18 hole golf course.



Accommodation

Entrance Hall

An elegant period style stained glass door leads to the entrance hall which boasts a stunning Victorian terrazzo floor and two radiators.

Reception Room One 5.16m x 4.92m (16'11" x 16'1")

Having a plethora of period features, including a Victorian cast iron fireplace, ceiling cornice and rose, double glazed sash window. The room also benefits from a fitted carpet, wall & ceiling lighting.

Annexe Room One 3.28m x 2.97m (10'9" x 9'8")

With fitted wall/base storage units, tiled work surface & surrounds, fitted cupboards, fitted carpet and disabled persons lift providing access to the first floor master bedroom.

Cloakroom

With low level w.c, wash hand basin, tiled walls, extractor fan and wood effect vinyl flooring.

Annexe Room Two 4.39m x 4.15m (14'4" x 13'7")

Having wood flooring, plumbing for white goods, fitted storage cupboards, radiator, double glazed window and stable type double glazed door leading to an enclosed patio area.

Annexe Bedroom 3.08m x 2.79m (10'1" x 9'1")

With fitted carpet, fitted wardrobes & storage cupboards, double glazed window and radiator.

En-suite Shower Room 3.06m x 1.52m (10'0" x 4'11")

Having a fully tiled walk in shower cubicle with electric shower, low level w.c, wash hand basin, bidet, heated towel rail, vanity storage unit, extractor fan and tiled walls & floor.

Reception Room Two 5.48m x 4.88m (17'11" x 16'0")

A stunning room having twin double glazed windows offering lovely views to Dartmoor, fireplace with warming multi-fuel burning stove, tiled flooring, radiator and television point.

Rear Lobby

With door to rear.

Office 4.97m x 4.13m (16'3" x 13'6")

A good-sized room having an open fireplace, tiled flooring, double glazed window and large fitted storage cupboard.

Store Room 2.18m x 2.01m (7'1" x 6'7")

Formerly a ground floor bathroom, with plumbing still in place. The room also benefits from having a heated towel rail and obscured glass double glazed window.

Study 4.81m x 2.65m (15'9" x 8'8")

With stone built fireplace having an inset solid fuel Rayburn, tiled flooring, radiator, exposed beams, double glazed window and door to:

Utility Room 5.99m x 2.73m (19'7" x 8'11")

With tiled floor, double glazed window, further Velux window and double doors to:

Kitchen 5.56m x 3.97m (18'2" x 13'0")

Having a range of stylish wall/base storage cupboards & drawers, granite work surfaces including a breakfast bar centre island, space for range cooker, inset Belfast sink with Victorian style mixer tap, space and plumbing for a dishwasher, exposed ceiling beams, radiator and tiled floor.

Dining Room 5.95m x 3.16m (19'6" x 10'4")

A very good-sized room with tiled flooring, exposed ceiling timbers, twin double glazed windows, two sets of double glazed French doors and radiator.

W.C 3.02m x 1.10m (9'10" x 3'7")

Having a low level w.c, wash hand basin, radiator, extractor fan and tiled floor.

Rising to the First Floor

A beautiful period curving staircase with double glazed window to the side leads to a carpeted landing with two large storage cupboards and radiator.

Bedroom One 7.42m x 4.91m (24'4" x 16'1")

Large dual aspect period style double glazed windows allow stunning countryside views and plenty of natural daylight into a large master room having character features which include a Victorian feature fireplace, period cornice & ceiling roses. The room also benefits from having a fitted carpet, three radiators and access to a disabled lift allowing ease of access to the ground floor.

En-suite Wet Room 2.64m x 2.12m (8'7" x 6'11")

Designed for easy wheel chair access, being fully dry-lined, having a w.c, wash hand basin, bespoke fitted shower with glazed screen, heated towel radiator, extractor fan, electric shaver point and Velux window.

Ensuite Bathroom 2.74m x 1.53m (8'11" x 5'0")

Beautifully presented Victorian style bathroom suite, having a free standing roll top bath with shower/mixer taps, separate shower cubicle with Drench shower and glazed screen door, w.c, pedestal wash hand basin, heated towel radiator, extractor fan, double glazed window and roof light.

Bedroom Two 6.26m x 3.37m (20'6" x 11'0")

A good-sized room with fitted carpet, fitted wardrobe and period style double glazed window offering stunning countryside views.

En-suite Bathroom 2.63m x 1.76m (8'7" x 5'9")

Having a wood panelled bath with centre taps, w.c, pedestal wash hand basin, heated towel radiator, vanity storage unit, tiled walls and double glazed window.



Bedroom Three 4.15m x 3.87m (13'7" x 12'8")

A double room with exposed floor boards, period style double glazed window and radiator.

Bedroom Four 3.62m x 2.47m (11'10" x 8'1")

With exposed wood floorboards, inset wash hand basin, fitted storage cupboard, fitted wardrobe and double glazed window.

Bedroom Five 3.85m x 2.40m (12'7" x 7'10")

With exposed wood floorboards, fitted wardrobes and drawers and double glazed window.

Bathroom 2.85m x 2.13m (9'4" x 6'11")

Having a panelled bath with mixer/shower attachment, double shower cubicle with mains fitted shower & glazed screen door, w.c, pedestal wash hand basin, heated towel rail, electric shaver point, double glazed window and fitted storage shelves.

The Holiday Let

Situated within the grounds, having its own gated entrance is a one bedroom holiday let that has just undergone refurbishment.

Kitchen/Diner/Lounge 5.00m x 4.12m (16'4" x 13'6")

With fitted wall/base storage cupboards & drawers, work surface areas, inset 1 1/2 bowl stainless steel sink/drain, built in electric cooker & hob, Velux window and modern electric wall mounted heater.

Bedroom 3.00m x 2.46m (9'10" x 8'0")

With double glazed window and modern wall mounted electric heater.

Shower Room 1.92m x 1.57m (6'3" x 5'1")

With fully tiled shower cubicle, sliding glazed screen door & electric shower, w.c, wash hand basin, heated towel rail and Velux window.

Double Garage 5.79m x 5.00 (18'11" x 16'4")

With twin double doors, fitted power & light. To the front of the garage is a large parking area capable of receiving several cars or leisure vehicle, with double gates providing access to the road.

The Grounds

To The Front

A traditional low wall encloses the front gardens being mainly laid lawn with pathway to the front door. To the side is a large parking area with a further laid lawn.

To The Rear

A large garden being mainly laid lawn arranged over three levels, with the upper levels providing stunning panoramic views to Dartmoor. Further features include a well constructed children's play apparatus, a sunny aspect patio for entertaining & summer BBQ's, covered seating area and a heated plunge pool!

Services

Oil Fired Central Heating (with new boiler)

Solar Panels - With tariff feed income of approximately £300 per quarter

Mains Electricity

Mains Water/Private Drainage

Broadband connected (average speed 24mbps)

Council Tax Band G



Agents Note:

The Agent notes that neither wide angle lenses or photo editing software were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Viewing

To make an appointment to view this property please contact Howes Estates on 01409 253946

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

Referral Fees

Howes Estates offer a mortgage referral service to either The Mortgage Advice Bureau or Mortgages with Joy. The average referral fee paid to Howes Estates is £250.



Directions

From Holsworthy Square, turn left onto Fore St/A388, follow the A388 and at the roundabout, take the 3rd exit onto Waterloo Rd. Turn left onto A3072 and follow the road for 3.7 miles. Turn left at Brandis Corner and follow the road for 1.4 miles. Bear Right onto Fore St and continue for 2.4 miles. At 'Highstead Cross', follow the road to the left towards Shebbear.

On entering the village, drop down the hill and turn right at the bottom. Follow the road until reaching the property.

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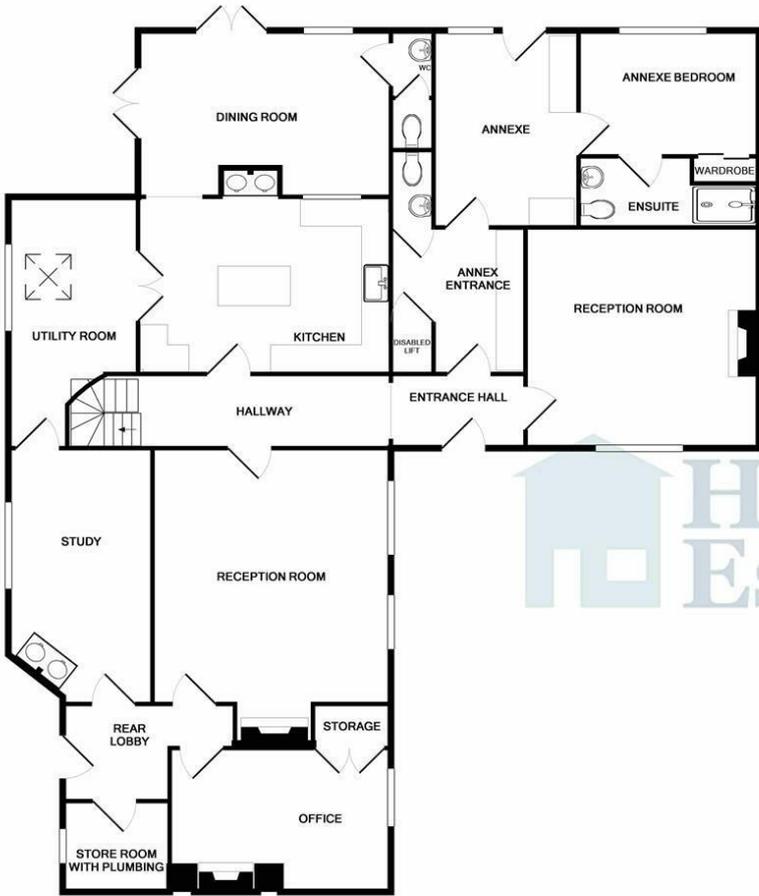
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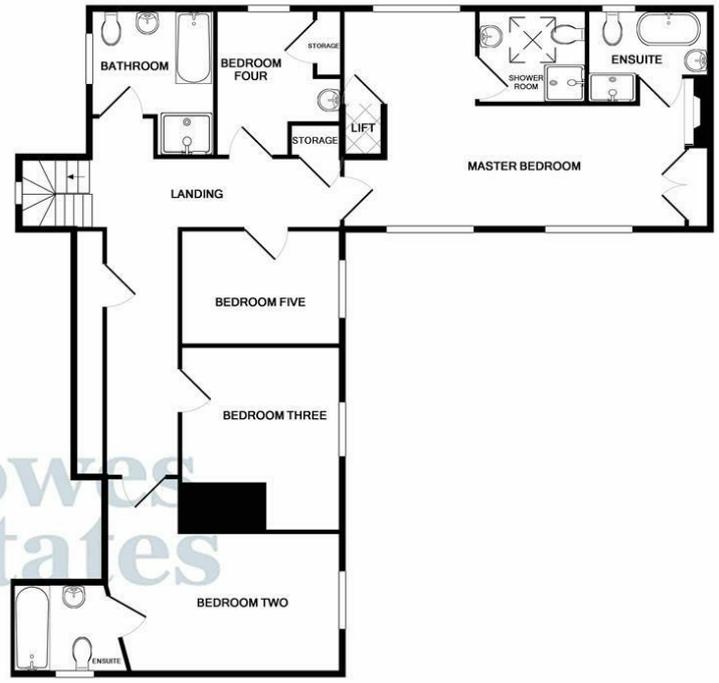
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GROUND FLOOR
APPROX. FLOOR
AREA 2389 SQ.FT.
(220.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(126.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 3728 SQ.FT. (346.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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