

Honey Bee Cottage

Honey Bee Cottage

Shebbear, Beaworthy, EX21 5SN

Shebbear 0.9 miles - Holsworthy 8.9 miles - Okehampton 16.8 miles

With no onward chain, this exceptional newly built 4 bedroom detached bungalow residence, enjoys 3.497 acres of gardens and paddock, occupying a delightful edge of village position.

- Exceptional newly built bungalow
- Double garage and ample parking
- Solar panels and 2 batteries
- 4 double bedrooms (1 ensuite)
- Freehold
- Just under 3.5 acres in all
- Air source heat pump
- Edge of village location
- Dual aspect, large kitchen/dining room
- Council Tax Band: TBC

Guide Price £785,900

SITUATION

Offered to the market with no onward chain, this exceptional newly built 4 bedroom detached bungalow residence, with 3.497 acres of gardens and paddock, occupies a delightful position on the outskirts of the highly regarded North Devon village of Shebbear. The village offers a strong sense of community together with a range of everyday amenities including a village shop, public house, parish church and well-supported village hall. Shebbear is also home to the well-respected Shebbear College, an independent day and boarding school renowned throughout the region. The property is conveniently situated for access to the North Devon towns of Bideford and Barnstaple, both offering an extensive range of shopping, leisure and commercial facilities, whilst the West Devon market town of Holsworthy lies within easy reach and provides a further range of local amenities. The nearby North Devon coastline, with its dramatic scenery and surfing beaches, is also readily accessible.

DESCRIPTION

A stunning and particularly spacious contemporary 4 bedroom detached bungalow residence, completed in 2025 with an Architects Certificate, built in a traditional cavity block style under a slate roof, and finished to an exceptionally high standard throughout. This impressive home offers stylish and energy efficient accommodation with high quality fixtures and fittings, complemented by modern technology including an air source heat pump supplying underfloor heating, together with solar panels and twin battery storage systems designed to provide highly economical running costs.







The property enjoys beautifully proportioned accommodation with attractive oak internal doors and oak effect vinyl flooring laid throughout the principal living areas, whilst the bedrooms are comfortably carpeted. Of particular note is the superb open-plan kitchen and dining room, extensively fitted with quality units incorporating oak work surfaces, a Quartz sink, a central island and a comprehensive range of integrated appliances including a range cooker, with a fridge/freezer available by separate negotiation. French doors open directly onto a secluded gravelled patio, creating an ideal space for outdoor entertaining and al fresco dining.

ACCOMMODATION

A welcoming entrance hall provides access to the majority of the accommodation and immediately conveys the excellent proportions of the property. The generous sitting room offers an attractive and comfortable reception space, whilst the principal bedroom benefits from a beautifully appointed en suite shower room. There are two further double bedrooms together with an impressive family bathroom fitted to a high specification. Located off the kitchen is an additional double bedroom, currently utilised as a study, offering flexibility for a variety of uses. Also adjoining the kitchen are a useful utility room, with matching units, and separate cloakroom. Internal access is provided to the integral double garage, fitted with an automatic up-and-over door which in turn, gives access to the plant room, housing the solar panel inverter and the batteries. Windows are 'Anthracite' Upvc leaded double glazed windows throughout and all rooms benefit from hardwired internet sockets.

OUTSIDE

The property is approached over a substantial gravelled driveway providing extensive off-road parking and access to the integral double garage. The gardens are laid principally to level lawn and enjoy a high degree of privacy, together with a sheltered gravelled terrace adjoining the dining area. A particularly notable feature of the property is the adjoining 3.2 acre paddock, directly accessed from the gardens. The field is well fenced and offers enormous appeal for those wishing to keep livestock or ponies, establish a smallholding lifestyle, cultivate vegetables or simply enjoy the amenity and privacy afforded by owning adjoining land. This excellent addition greatly enhances the versatility and overall appeal of this outstanding modern home with the total acreage measuring just under 3.5 acres. The outside also benefits from 4 external double power sockets and a garden tap located on the edge of the paddock. The property is available without the adjoining paddock, at a guide price of £735,950.

SERVICES & AGENTS NOTE

Main electricity, water. Private drainage via a new Kingspan sewage treatment plant. Air source heat pump for underfloor heating. 9 solar panels and 2 batteries included in the sale. Electric car charging point. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

1) In accordance with the Estate Agents Act 1979, please note that the vendor is a relative of a member of Stags.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - ///helping.emotional.riverbed

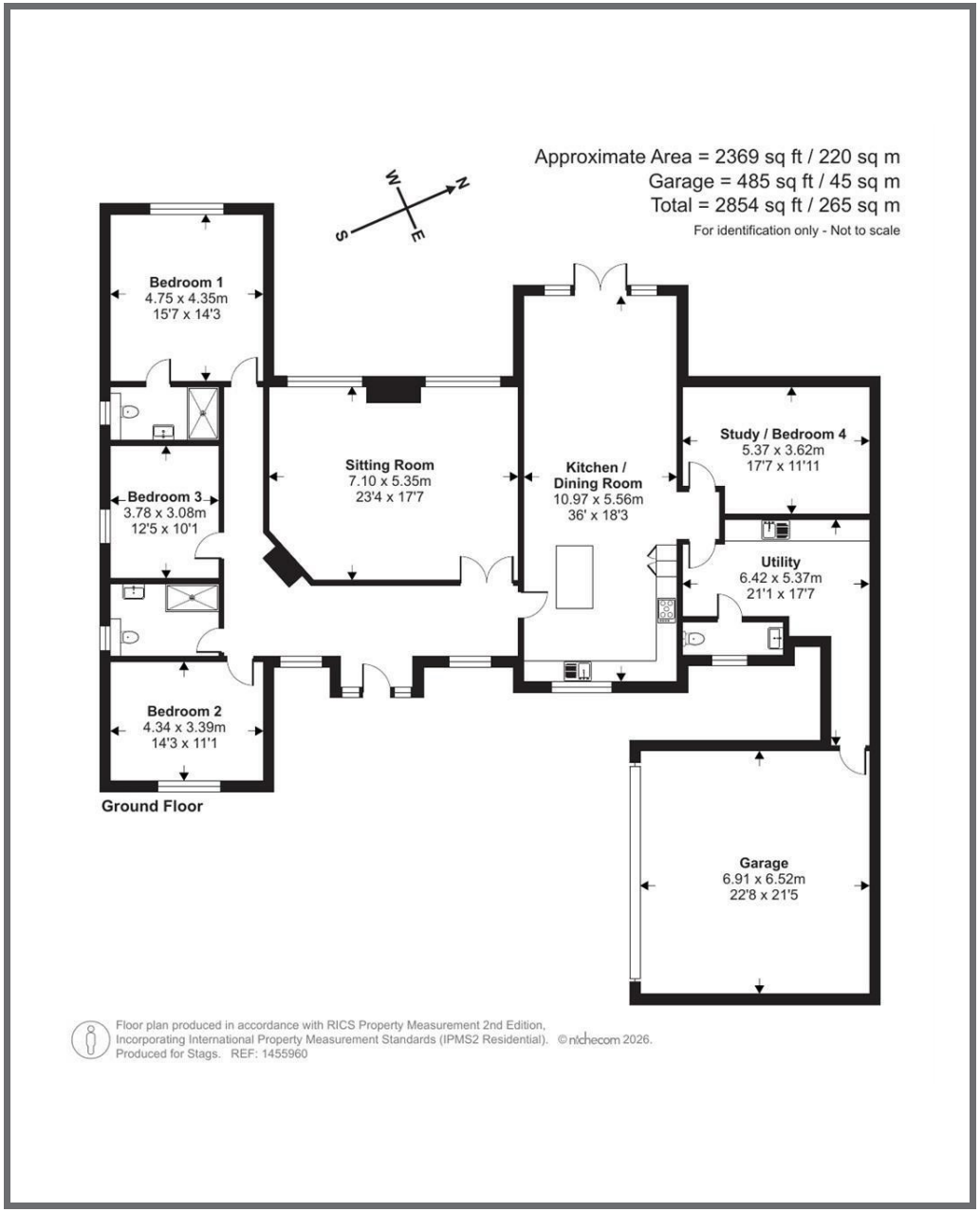


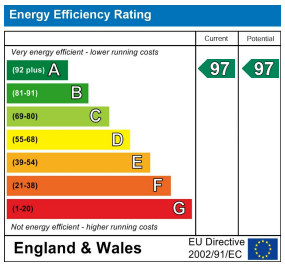




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999