



SHEEPWASH

OFFERS OVER **£500,000**

Spacious 4 Bedroom Home in Desirable Village

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (60)

**MILLER**
TOWN & COUNTRY



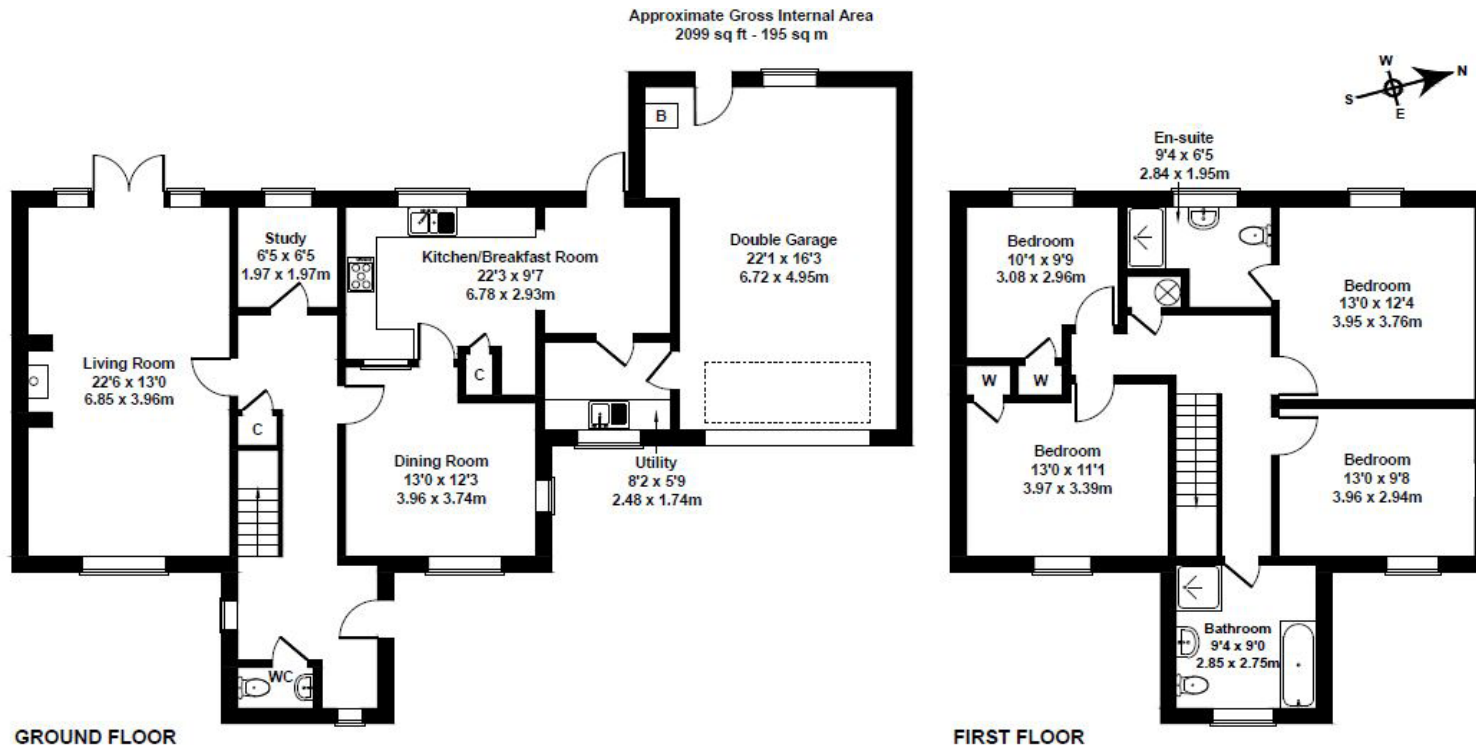
- » Circa 2001 4 Bedroom Detached House
- » Spacious Rooms Throughout
- » Lovely Dual Aspect Living Room
- » Downstairs Study
- » Mature Gardens
- » Double Garage and Private Drive
- » Short Walk to Popular Pub

The Property

A RESERVATION AGREEMENT IS AVAILABLE WITH THIS PROPERTY TO PROVIDE SECURITY ONCE YOUR OFFER HAS BEEN ACCEPTED. PLEASE ASK US FOR MORE INFORMATION.

This wonderful property has been the home of our clients for nearly 15 years, and now it is time for a new owner to enjoy it! The front door opens into a wide central hallway, which then leads on to a WC, dual aspect living room with wood burner and fully glazed patio doors, study with window to rear, dual aspect dining room, kitchen with range and breakfast area, and useful utility room. The double garage can also be accessed from the house. Upstairs are four well proportioned bedrooms and the family bathroom. Two of the bedrooms have built-in wardrobes and the primary has an en-suite shower room. The entire property feels bright and airy with spacious rooms and natural light throughout. The property has a private drive and wrap around gardens, and is just a short walk from the popular Half Moon Inn.





Not to Scale. Produced by The Plan Portal 2024
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Outside

Gardens wrap around the property on 3 sides and are primarily laid to lawn and have mature shrub, flower and hedge borders. There is also a pond and seating area in the front garden, adjacent to the potting shed and storage shed. In the rear garden is a gorgeous magnolia tree that is full of colour in springtime. There is a private drive with ample parking for 2+ vehicles.

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band: E

Location

Situated in a tucked away edge of village location up a private driveway, the house is ideally located for easy access to the village square and its highly regarded public house. Primary schooling is available nearby in the villages of Highampton and Black Torrington, where there is also a doctors surgery. The small town of Hatherleigh has a popular Ofsted-rated 'Good' community primary school, and Hatherleigh also boasts a Co-Op supermarket, doctors surgery and vets, amongst other amenities. The ISI-rated 'Excellent' Shebbear College is under 5 miles away, and additional primary and secondary schooling are available in Holsworthy and Okehampton, which also have a wider range of local amenities including a variety of supermarkets, banks, leisure centres and retail outlets. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.

Ground Floor

Kitchen 22'2" x 9'7"

Dining 12'3" x 12'11"

Living Room 12'11" x 22'5"

Study 6'5" x 6'5"

Utility 8'1" x 5'8"

First Floor

Bedroom 1 12'11" x 12'4"

En-Suite 9'3" x 6'4"

Bedroom 2 13'0" x 11'1"

Bedroom 3 12'11" x 9'7"

Bedroom 4 10'1" x 9'8"

Bathroom 9'0" x 9'4"



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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