



Eastfield, Shippon & Eastfield Barn

Eastfield, Shippon & Eastfield Barn, East Street, Sheepwash, Beaworthy, Devon, EX21 5NW



Okehampton 12 Miles Hatherleigh 4 Miles
Exeter 35 Miles

An excellent lifestyle opportunity for those seeking either multigenerational living or a home with income, set up as three individual detached properties & currently utilised as two residential properties & a separate holiday let with income potential.

- Two Detached Bungalows
- Detached Barn
- Income Potential
- Gardens
- Parking
- Village Location

Introduction

Eastfield, Shippon & Eastfield Barn offer an excellent opportunity for those seeking multiple individual detached properties. Currently utilised as two residential properties & a separate holiday let with income potential. The current owners have newly refurbished Eastfield & this spacious light & airy accommodation has the advantage of being designed to be "wheelchair friendly" with some wider doors, wetroom facilities & level gardens.

Situation

The property is situated within the attractive community of Sheepwash, the village offers a range of local services which include the well known Half Moon Inn, village stores & places of worship. There are primary schools in the neighbouring villages of Highampton & Shebbear, with comprehensive schooling to be found in Torrington, Holsworthy & Okehampton & Independent schooling available at the nearby Shebbear College. The town of Hatherleigh has an excellent range of shops & services, together with doctor's surgery & other facilities. Wider amenities can be found in Okehampton which is situated adjacent to the A30 dual carriageway providing a direct link west into Cornwall & east to the Cathedral & University city of Exeter with its M5 motorway, mainline rail & international air connections. The Torridge Valley is renowned for its fishing & there are also many footpaths in the area, which include the well known Tarke Trail.

Eastfield

Via Covered Porch with double glazed entrance door leading to: Entrance Hall: Laminate wood floor. doors to, Open Plan Living/Dining Room: A central fireplace partly divides the room into a living space & dining area. Sitting Area: bay window to the south-easterly front elevation. television point, tv point. Feature central fireplace consisting of a dual sided "Hunter" wood burning stove set on a slate hearth. Fitted storage cupboard housing the "Grant" oil fired boiler. Window to side aspect. Kitchen/Breakfast Room: Range of matching base cupboards & drawers with wood block effect worksurfaces, inset stainless steel sink & drainer. Space & plumbing for appliances. "Creda" electric cooker with illuminated extractor. Laminate wood floor. Large wall radiator. Window to rear. Door to side. Bedroom 1: double glazed bay window to the south easterly front elevation. Laminate wood floor. Door to, Bedroom 2: Laminate wood floor. Window to side aspect, door to. En Suite Wet Room: white suite comprising Wc, pedestal wash hand basin, aqua board lined walls with mixer shower area & rail/curtain: Chrome heated towel rail. Shower Room: Frameless glass shower cubicle with mixer shower. Wc, pedestal wash basin, chrome heated towel rail. window to rear.

Shippon

Via half glazed door to Entrance Hall, radiator, fitted cloaks cupboard with electric meters, doors to, Cloakroom: comprising Wc, wash basin, access to loft space. Bedroom 1: window to front aspect, radiator, door to, En Suite: glazed shower cubicle with mixer shower, Wc, wash basin, tiled walls, chrome heated towel rail, opaque window to side. Bedroom 2: window to front aspect, radiator, door to En Suite: glazed shower cubicle with mixer shower, Wc, wash basin, tiled walls, chrome heated towel rail, opaque window to side. Open plan Kitchen/Dining/Lounge: Lounge/Dining Area, window to rear, velux roof lights, radiator, tv point, space for table. Kitchen Area: range of base cupboards & drawers with matching wall

cupboards over, plumbing & space for washing machine & tumble drier, space for fridge/freezer, integral electric oven, electric hob with extractor hood over, one & half bowl sink & drainer, French doors to rear patio/garden.

Eastfield Barn

Via stable door to Kitchen/Dining/Lounge. slate floor with underfloor electric heating, Velux roof light, part exposed stone wall, central fireplace with inset multi fuel stove. Kitchen Area: range of hand built base cupboards, plumbing & space for washing machine & fridge/freezer, butler sink, dual aspect double glazed windows. Doors to, Bedroom 1: stripped wood floor, double glazed window to front, Built in airing cupboard with hot water cylinder & linen shelving, exposed stone wall. Shower Room: tiled floor with electric underfloor heating, Wc, pedestal wash basin, heated towel radiator, lifted shower cubicle with electric shower, access to loft space.

Outside

EASTFIELD has its own entrance & garden. Immediately to the front of the property, a Devon bank with pedestrian gate opens to a path leading to the front door. Adjacent is an area of lawn with stone patio area. Driveway to side & turning area. A ramp to one side of the bungalow provides a convenient & easy access. A side path leads around the side to the rear & subject to the necessary consents offers a space for a garage. To the side & rear are areas of lawned garden with shrubs trees & borders. Oil storage tank. SHIPPON & EASTFIELD BARN share an entrance. A five bar gate opens to a large gravelled forecourt & parking area for numerous vehicles & gives access to both properties. The main garden area lies to the rear of the bungalow & comprises a raised patio accessed off of the kitchen with timber rail surrounds. Steps down lead to a level lawned garden with oil tank to side.

Directions

From Okehampton Fore Street turn right at the traffic lights between the town hall & Lloyds TSB. At the mini roundabout continue straight across, heading for Hatherleigh. At Elmhead Cross turn right onto the A386 & stay on this road for approximately 6 miles, until reaching the roundabout at Hatherleigh. Turn left signposted to Highampton & proceed on this road for approximately 4 miles until entering Highampton & take the right hand turning on the sharp left bend to Sheepwash. Continue along this road into the village square, whereupon the Half Moon Inn will be seen directly ahead. Take the first right into East Street & proceed along this road, where upon the property will be found upon your left hand side identified by a Stags for sale board.

Services

Mains electric, water & drainage, Oil fired central heating.

Agents Notes

Stags are also marketing these properties as Eastfield Only at a Guide Price of £299,950, & Shippon & Eastfield Barn together at a Guide Price of £365,000.

Viewing

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

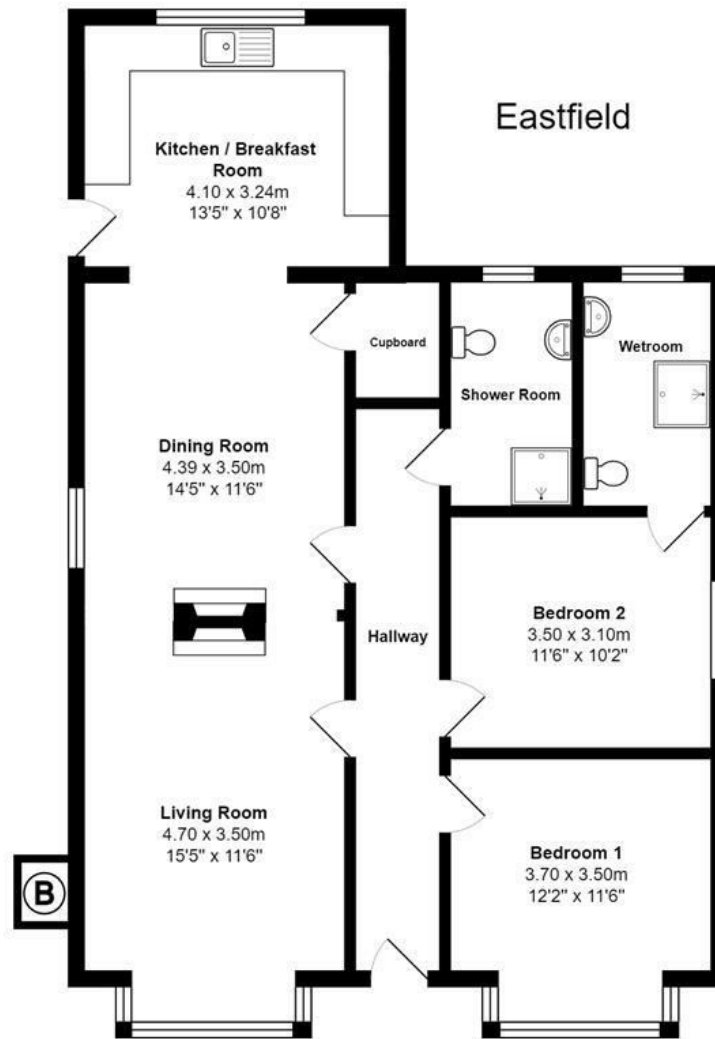
Disclaimer

These details are a guide only & should not be relied upon for any purpose.

Guide Price £664,950



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Eastfield

Kitchen / Breakfast Room
4.10 x 3.24m
13'5" x 10'8"

Dining Room
4.39 x 3.50m
14'5" x 11'6"

Living Room
4.70 x 3.50m
15'5" x 11'6"

Cupboard

Shower Room

Wetroom

Hallway

Bedroom 2
3.50 x 3.10m
11'6" x 10'2"

Bedroom 1
3.70 x 3.50m
12'2" x 11'6"



Total Area: 82.0 m² ... 882 ft²

All measurements are approximate and for display purposes only

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21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D		61	76
(39-53) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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