



## 5 Shobrooke Village, Crediton

Guide Price £287,500

**HELMORES**  
SINCE 1699

## 5 Shobrooke Village

### Shobrooke

- Gorgeous Grade II Listed Cottage in Village Setting
- Three bedrooms & two reception rooms
- Upstairs bathroom & central heating
- Lovely garden (22m/71ft) which backs onto fields
- Ashgrove kitchen with Neff appliances
- Fireplace, wood-burning stove & bread oven
- Handy outbuildings providing storage
- Double garage, plus parking for 2

This beautiful Grade II Listed end cottage is found in this very pretty Mid-Devon village, a 'stone's throw' away from a lovely foody pub and only 5 minutes from Crediton's amenities & 20 minutes into Exeter City centre.





The superbly presented accommodation includes two upstairs double bedrooms and a ground floor bedroom 3/study. The white suite bathroom is also found upstairs and includes a shower over the bath with twin shower heads, attractive wall tiles and a chrome ladder style heated towel rail. The living room has a wealth of character with its fireplace, complete with wood-burning stove & bread oven, window seat and exposed beams. There is also a separate dining room (with exposed stonework to both ends & a traditional exposed timber door) which in turns leads to the Ashgrove fitted kitchen (Neff oven, hob, integrated dishwasher & microwave) with the utility area in the store (plumbing for washing machine, plus boiler) adjacent to the kitchen too. The whole property was re-thatched in 2010, the ridge has been replaced in January 2023, there is oil-fired central heating and secondary glazing throughout.

Heading outside, the cottage is set back from the country lane by a lawned front garden with a mature hedge giving privacy. The initially shared driveway leads behind the cottage to off-road parking for two vehicles in front of the double garage (with numerous power points & light, plus expired planning allowed 2 windows to be fitted if the next owner wanted to reapply). There are also two outbuildings/stores. Behind the garage is a lovely garden (22m x 11m /71ft x 36ft) which is largely lawned with an array of flowers, it also backs onto fields giving it a superb rural outlook.



Please see the floorplan for room sizes.

Council Tax: C (£2,011pa)

Utilities: Mains water, electric, telephone & broadband  
Fastest broadband speed within this postcode: Up to 76Mbps

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

Tenure: Freehold

SHOBROOKE is a village, parish and former manor – located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace – interspersed by a collaged, arable landscape, of frequent colour. The name ‘Shobrooke’ is derived from the old English words ‘succa’ and ‘broc’, meaning ‘Hob-goblin Brook’. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, and excellent food and drink. Plus, it provides a welcome rest stop to those travelling between Land’s End and John O’groats. Shobrooke is in the immediate catchment area for the schools in Crediton – also home to the closest shops.

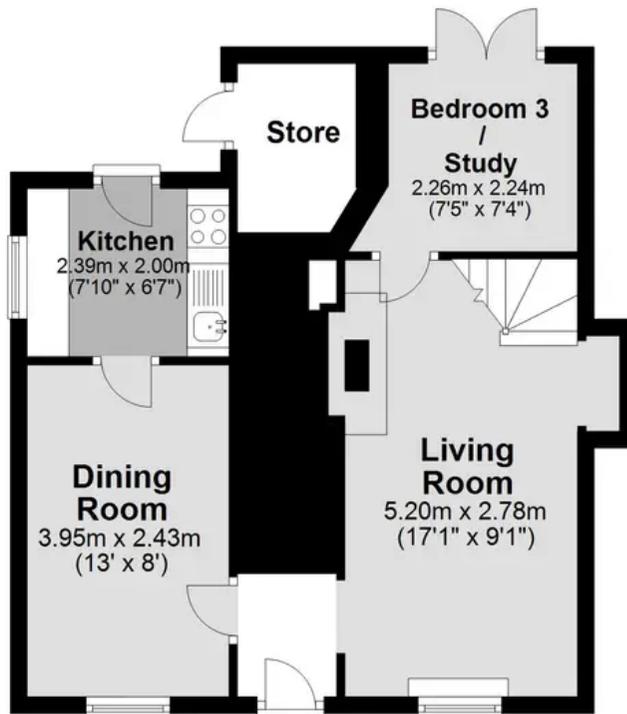
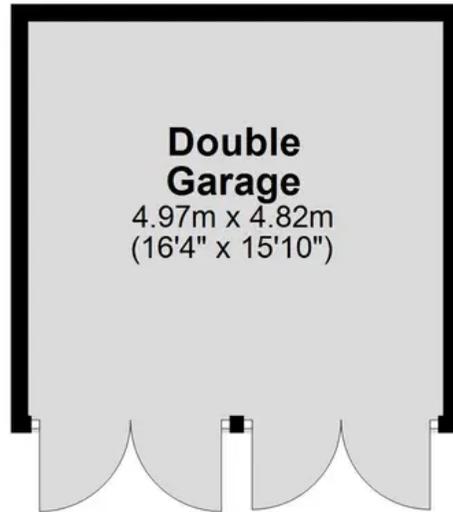
**DIRECTIONS:** If entering Shobrooke from Crediton, proceed down into the village going past the Red Lion Inn on your left. Just after the Red Lion, the cottage will be found on the lefthand side of the village lane.

What3Words: ///mandolin.shout.invented



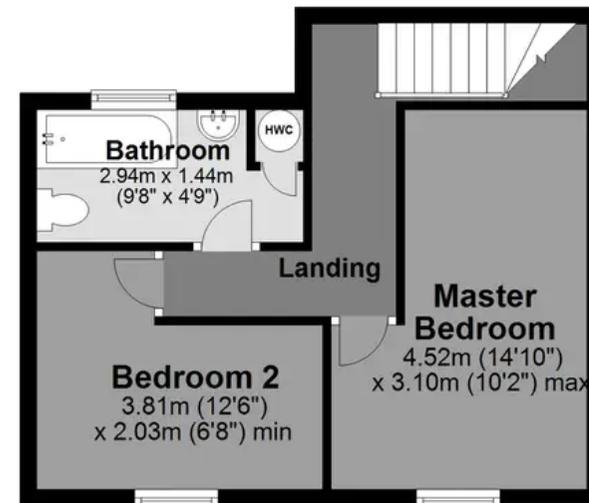
## Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 74.8 sq. metres (804.7 sq. feet)

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