



## Tanglewood Shobrooke Village, Crediton, EX17 1AT

Guide Price £565,000

**HELMORES**  
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# Tanglewood

Shobrooke Village, Crediton

- Individual Fully Detached and Spacious Bungalow
- Half an acre plot in lovely village with wonderful views
- Accommodation of 132sqm / 1,430sqft
- Huge triple-aspect lounge diner with wood-burner
- Modern kitchen breakfast room and utility
- Four double bedrooms
- En-suite bath and shower room to master
- Shower room and cloakroom with WC
- Oil-fired central heating and uPVC double glazing
- Driveway for 8 cars and a double garage

Welcome to Tanglewood, an exceptional and individual detached bungalow situated on a generous half an acre plot in the charming village of Shobrooke. This beautiful home offers a peaceful retreat surrounded by the idyllic Devon countryside.

As you enter, you'll be greeted by the spacious and light-filled interior, spanning an impressive 132 square meters (1,430 square feet). The heart of the home is the expansive triple-aspect lounge diner, adorned with a cosy wood-burner, creating the perfect atmosphere for relaxation and entertaining.





The 2015 fitted kitchen breakfast room includes Neff 5 ring gas hob and dishwasher and a Bosch oven and grill, making it a delightful space to prepare meals or eat at the breakfast bar. A separate utility room offers convenience and additional storage.

Tanglewood boasts four double bedrooms, providing ample space for family members and guests. The master bedroom features an en-suite bath and shower room, offering a private sanctuary. A further shower room with WC and sink and a separate cloakroom with WC cater to the needs of the household.

The bungalow is equipped with oil-fired central heating and uPVC double glazing (fitted in 2015), plus a massive, insulated loft offering great storage and further assisting with warmth and energy efficiency throughout the year.

Step outside and be captivated by the fantastic gardens. The main area to the rear is largely lawned, reaches 38m x 25m (125ft x 82ft) and backs onto fields and open countryside. There are also two seating areas off and close to the sliding doors of the living room. There are further gardens to both sides, giving ample space for the next owner to adapt and enjoy to their hearts content. In total the plot approaches half an acre and the picturesque views are a constant reminder of the natural beauty that surrounds you.



Parking is a breeze with a spacious driveway accommodating up to eight cars, complemented by a double garage (light and power) providing secure storage and additional convenience. There is also an electric car charging point.

Tanglewood presents a unique opportunity to own a spacious and fully detached bungalow in the sought-after village of Shobrooke. Don't miss the chance to make this tranquil retreat your own.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,765pa)

Utilities: Mains electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

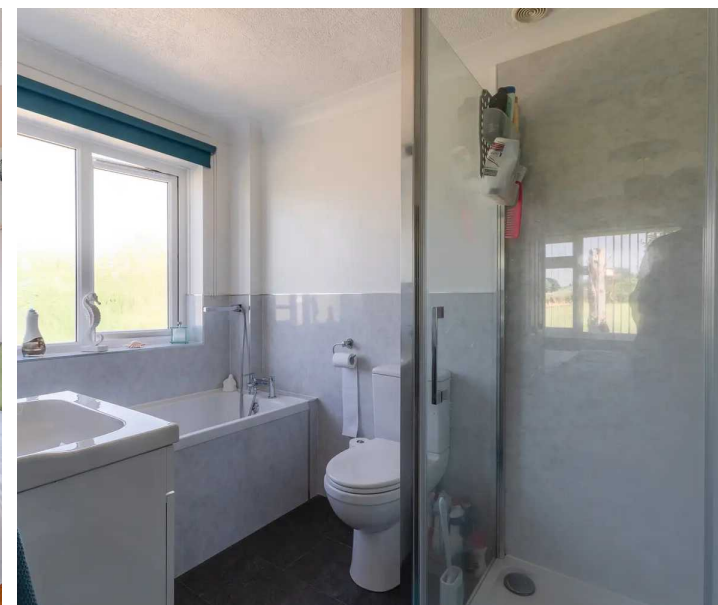
Listed: No

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.

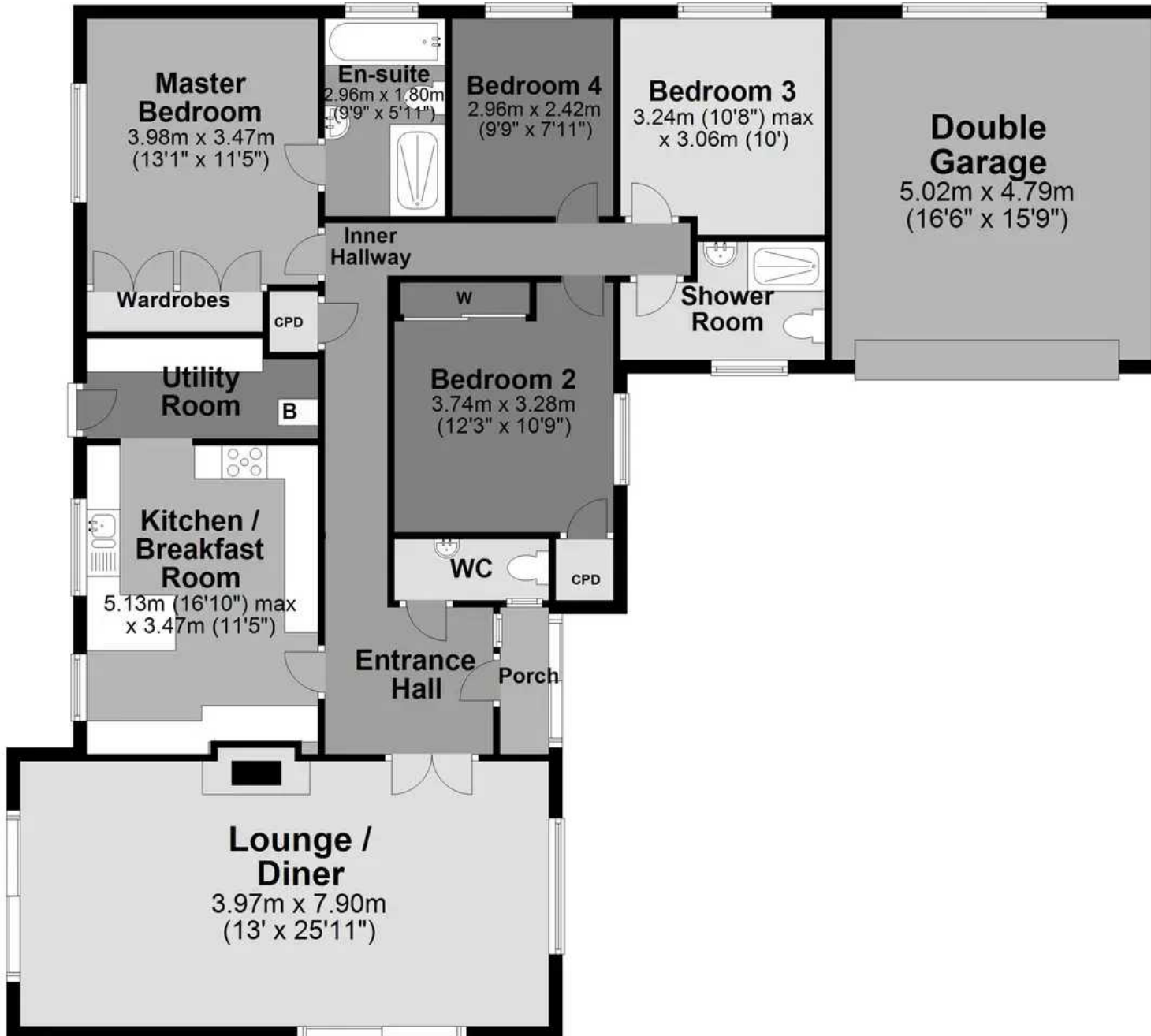
DIRECTIONS: For Sat-Nav use EX17 1AT, the driveway is marked by a Helmores board.

What3Words: ///banter.downcast.seasonal



## Ground Floor

Approx. 134.6 sq. metres (1448.5 sq. feet)



Total area: approx. 134.6 sq. metres (1448.5 sq. feet)

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## Helmores

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