



## 16 Shobrooke Village, Crediton, EX17 1AU

Offers in Excess of £245,000

**HELMORES**  
SINCE 1699



# 16 Shobrooke Village

## Crediton

- Superb unlisted cottage in lovely village
- Close to a foody pub and numerous rural walks
- Two double bedrooms and modern bathroom
- Spacious lounge diner with wood-burner
- Kitchen and workshop with light and power
- Private and enclosed garden (11.2m x 4.4m)
- Allocated parking space
- Shobrooke park 0.7 miles away and 2 miles to Crediton
- uPVC double glazing and modern digital electric radiators

Discover the allure of village living with this superb unlisted cottage nestled in the idyllic setting of Shobrooke. Surrounded by picturesque countryside, this delightful property offers a peaceful retreat within the village, which is known for its foody pub, offering delightful culinary experiences, as well as easy access to numerous rural walks for those seeking an active outdoor lifestyle. The stunning Shobrooke Park is just a short distance away, offering a beautiful natural retreat for leisurely strolls and picnics. With Crediton only 2 miles away, you have the convenience of nearby amenities and services while still enjoying the tranquillity of village life.







Immerse yourself in the warmth and character of this home, where nearly every room has been improved by the current owners in the last 3 years. It boasts two double bedrooms and a nearly new bathroom including a P-shaped bath with shower and screen over and heated towel rail. The spacious lounge diner invites relaxation and cosy evenings by the wood-burner, creating a welcoming ambiance for you and your loved ones. The kitchen provides the perfect space for culinary adventures, while a workshop (light and power) offers additional practicality and storage.

Throughout the cottage, uPVC double glazing ensures optimal energy efficiency and sound insulation, while modern digital electric radiators (installed after the EPC was carried out) provide comfort throughout the year.

Step outside to the completely private and enclosed garden, a charming oasis for outdoor enjoyment and relaxation. Measuring 11.2m x 4.4m, this low maintenance and attractively paved space offers an escape from the bustle of everyday life. A dedicated parking space adds convenience to your lifestyle. Don't miss this opportunity to make Shobrooke your home. Contact us today to arrange a viewing and experience the charm and serenity of this superb cottage.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,759pa)

Utilities: Mains electric, water, telephone and broadband





Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Modern digital electric radiators (installed after EPC was done)

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 1AU, the cottage is found between the entrances to Burrington Drive and Moor Lane.

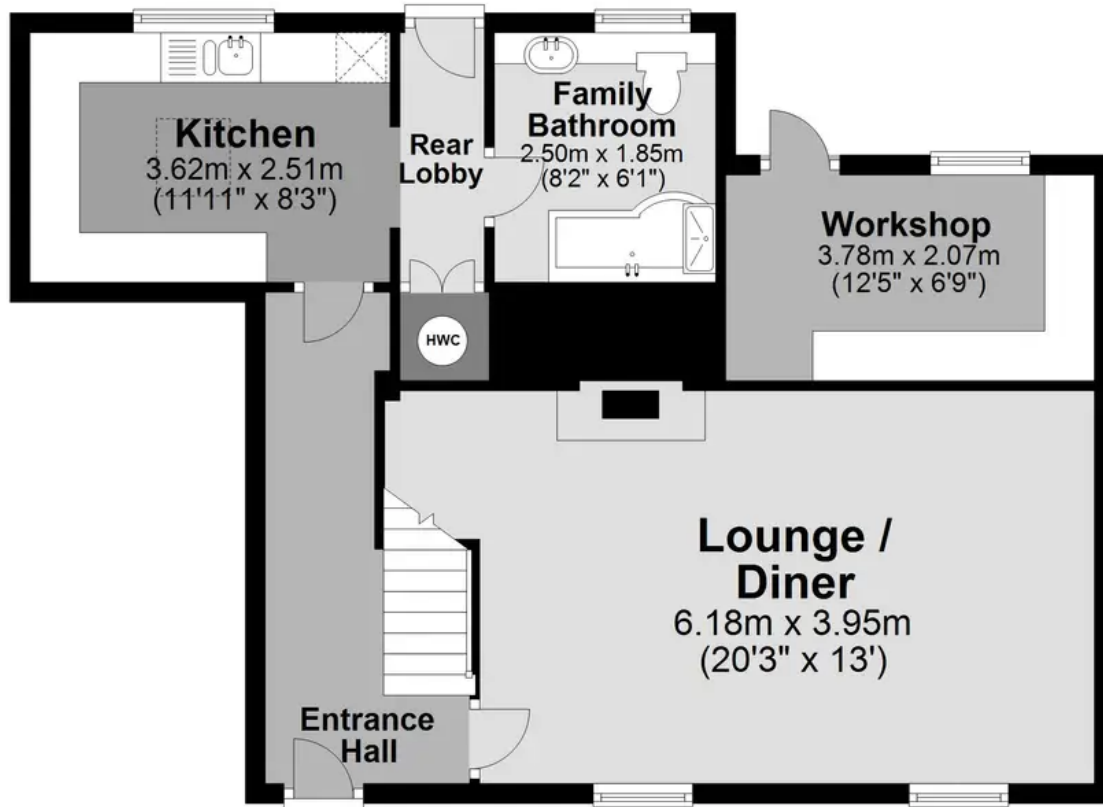
What3Words: [///instructs.drift.adopting](https://www.what3words.com/#!/en/@@@instructs.drift.adopting)





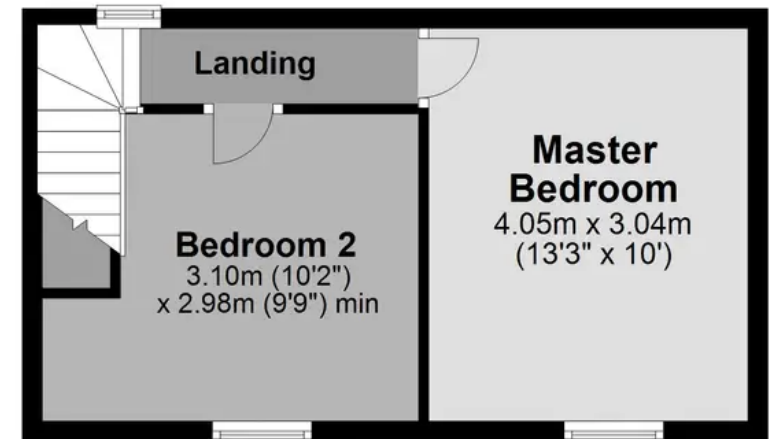
## Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

**HELMORES**  
SINCE 1699





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

**HELMORES**  
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.