

mansbridgebalmment

country & equestrian

Caute Bungalow, Nr Shebbear, Devon EX21 5QS

OIEO £450,000



www.mansbridgebalmment.co.uk

- *Superb Dormer Bungalow*
- *Set in Grounds of approx 2 Acres*
- *Far Reaching Views*
- *4 Bedrooms 3 Bathrooms*
- *Stables/Workshop*
- *Suitable for Dual Occupancy*
- *Lovely Rural Location*
- *No Near Neighbours*

SITUATION

The property is situated just outside the small rural hamlet of Caute close to Shebbear village. There are superb countryside views from the property and the grounds and there are no close neighbours.

Shebbear has an excellent range of local facilities including primary school, the highly regarded Shebbear College (private, secondary and 6th form education), doctors surgery, pharmacy, local shop, Outreach Post Office service, public house and a garage providing repairs and MOT's.

A more comprehensive range of facilities can be found in the nearby towns of Holsworthy and Okehampton which in turn provide easy access to North Devon and Exeter respectively.

APPROX DISTANCES BY ROAD Holsworthy 9 miles, Okehampton 16 miles, Exeter 38 miles.

DESCRIPTION

A very well presented detached dormer bungalow set in private level grounds of approximately 2 acres with two paddocks and timber stable building.

Constructed in in 1961 and of traditional cavity block construction, the property is very well presented both internally and externally. The accommodation briefly comprises entrance porch; hallway; large triple aspect sitting room with multi-fuel burner; kitchen with Stanley stove; dining room; utility room; shower room; further large kitchen/dining room; 3 double ground floor bedrooms and a ground floor bathroom. To the first floor, leading from the spacious landing is a large walk-in airing cupboard and further eaves storage. There is a large master bedroom with excellent country views from the dormer window and a bath/shower room. Due to the configuration of the property it could be very easily adapted to dual occupancy living but also offers a great family home in its current form. There is full double glazing to all windows and doors, oil-fired central heating which is powered by the Stanley stove and an external oil-fired boiler. To the outside, the front of the property is approached by a sweeping gravelled driveway providing off-road parking for numerous vehicles. There are mature level lawned gardens to all sides of the property and two adjoining paddocks with timber constructed stable block with power and lighting connected. A brand new vortex bio treatment sewage plant has been recently installed and there is mains water and mains electricity connected.

We are delighted to be appointed as sole agents for the sale of this very rare property and viewing is highly recommended.

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

ENTRANCE HALL

With further panel glazed door into hall; turning staircase to first floor landing; large understairs storage cupboard with light; smoke alarm; 2 radiators. Door to:

SITTING ROOM



20' 11" x 15' 0" (6.38m x 4.59m)

A lovely triple aspect room with double doors to side and full length windows to rear and side, with excellent far reaching views to the surrounding countryside. Attractive stone built fireplace with multi-fuel burner set on slate hearth with slate mantle over; 2 radiators; TV and tele phone connection.

KITCHEN ONE



12' 3" x 11' 11" (3.74m x 3.64m)(max)

The property's original kitchen with window to rear. An extensive range of wall and floor mounted kitchen units with stone effect rolltop work surfaces and part tiled splashbacks; stainless steel sink and drainer unit with mixer tap; integrated dishwasher; oil-fired Stanley stove; vinyl flooring; coved ceiling; open archway through to:

DINING ROOM



12' 2" x 10' 5" (3.72m x 3.18m)

A dual aspect room with double doors to front and window to side with views over paddock and the surrounding countryside; radiator. Door to:

UTILITY ROOM

12' 2" x 7' 3" (3.71m x 2.21m)

Window to side with views over the paddock and surrounding countryside; stainless steel sink and drainer unit with storage cupboards under; appliance space and plumbing for washing machine; vinyl flooring; extractor fan; radiator; thermostatic heating controls. Door to:

SHOWER ROOM

7' 4"(max) x 4' 10" (2.25m x 1.48m)

Window to side; low level WC; pedestal wash hand basin; walk-in shower with fully tiled walls and flooring with electric shower fitted; vinyl flooring; extractor fan; radiator. Door to:

KITCHEN/DINING ROOM



22' 1" (max) x 11' 10" (6.75m x 3.63m)

A superb family style kitchen/dining room which is dual aspect with double doors to rear and window to side, both with excellent views over the paddock and surrounding countryside. An extensive matching range of wall and floor mounted kitchen units with stone effect rolltop work surfaces and part tiled splashbacks; stone tiled flooring; 2 radiators; integrated double electric oven and grill; ceramic hob with extractor hood over; integrated fridge and freezer; integrated washing machine; integrated dishwasher; space for dining table and chairs; TV connection; smoke alarm.

Returning to the Entrance Hall further doors to:

BEDROOM TWO

11' 11" x 9' 11" (3.65m x 3.03m)(max)
Window to front and radiator.

BEDROOM THREE

12' 1" x 10' 3" (3.7m x 3.14m)
(Currently used as a Study). Window to side; radiator; TV and telephone connection.

BEDROOM FOUR

10' 8" x 9' 1" (3.26m x 2.78m)
Window to front; radiator.

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m)
Obscure glazed window to front; low level WC; pedestal wash hand basin; corner bath; part tiled walls; wood effect vinyl flooring; shaver socket; radiator.

FIRST FLOOR LANDING

A large spacious landing with Velux window to front; telephone point. Door to large walk-in extensive Linen Cupboard with shelving and lighting; radiator. Further door to large eaves storage space and doors to:

MASTER BEDROOM



24' 11" x 16' 0" (7.61m x 4.88m)(max)

A superb master bedroom with large dormer window to side giving excellent extensive countryside views; large double-doored storage cupboard with hanging space and shelving and further large storage cupboard with shelving.

BATH/SHOWER ROOM



10' 6" x 8' 9" (3.21m x 2.67m)(max)

Window to side; low level WC; pedestal wash hand basin; corner bath; fully tiled shower cubicle with electric shower and shelf seat; radiator;

shaver socket; wood effect vinyl flooring; built-in storage cupboard.

OUTSIDE

From the quiet country lane wrought iron gates lead to an extensive sweeping semi-circular driveway which leads to the rear of the property and provides off-road parking for numerous vehicles. There are attractive lawned gardens to all sides of the property, edged with established flower and shrub borders; a pleasant patio seating area where one can sit and enjoy the far reaching country views. The whole garden is bordered by established hedging. Oil storage tank. Outside courtesy lighting. Outside tap.

THE LAND

Consisting of two level paddocks bordered by hedging and well maintained fencing and measuring APPROXIMATELY 2 ACRES in total. In the larger paddock is an enclosed chicken run and a newly installed vortex bio treatment sewage system. Within the smaller paddock there is a large greenhouse on a concrete base and

STABLE BLOCK

A well constructed timber built stable block with power and lighting connected, divided into two looseboxes:

LOOSEBOX ONE

11' 4" x 11' 4" (3.47m x 3.47m)

Stable door; concrete floor; power and lighting connected.

LOOSEBOX TWO

11' 5" x 11' 5" (3.5m x 3.48m)

Stable door; concrete floor; power and lighting; electric fusebox.

SERVICES

Mains water; mains electricity; newly installed private drainage system; oil-fired central heating.

OUTGOINGS

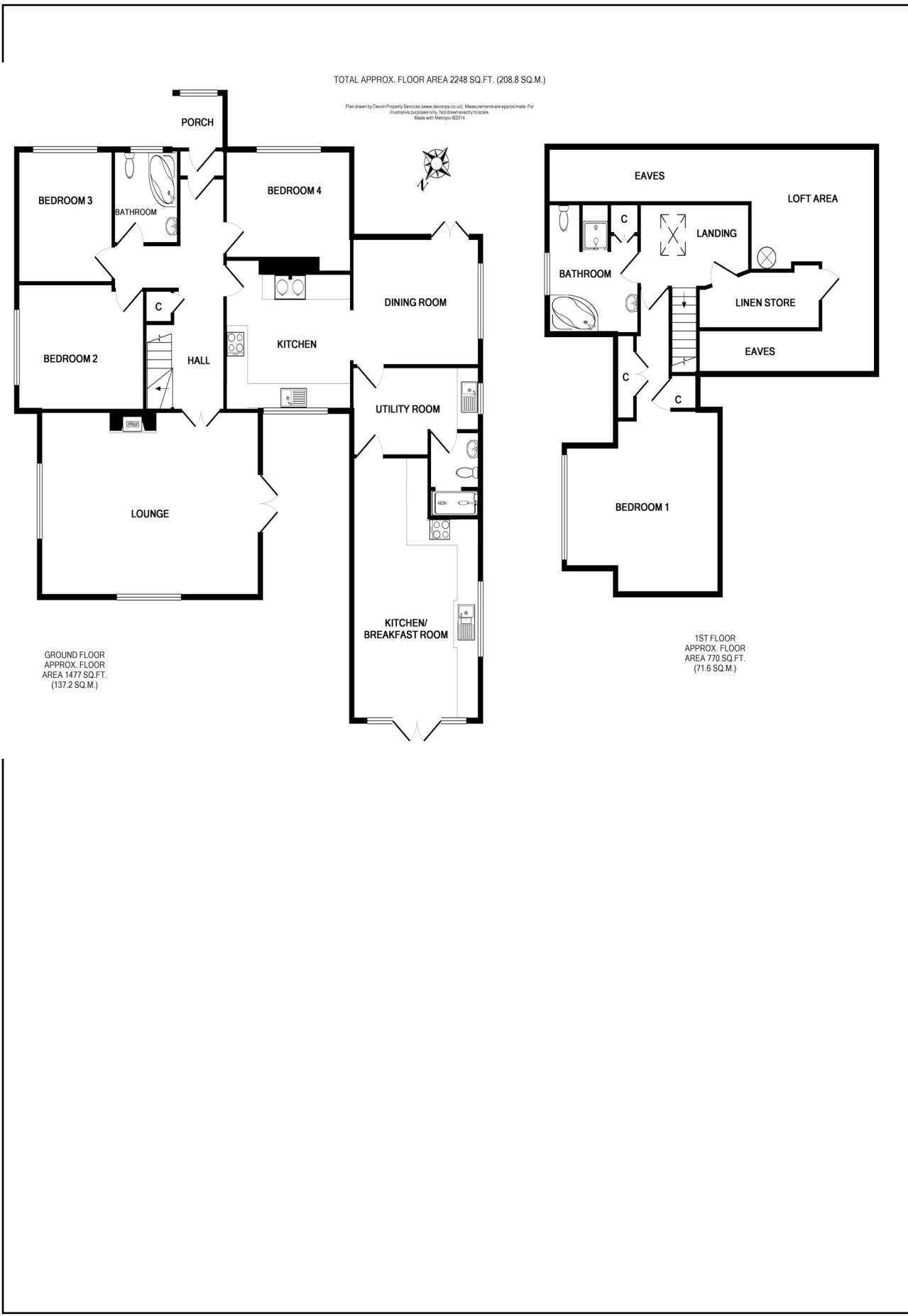
We understand this property is in band D for Council Tax purposes (Torrige District Council, PO Box 24, Bideford, Devon, EX39 2YS. Tel 01237 428900).

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From our offices in Okehampton, leave the town in a westerly direction via New Road. After approximately 1 mile turn right on the A3079 signposted to Holsworthy, Bude, Halwill. Continue on this road for approximately 12 miles passing through Halwill Junction. Stay on the A3079 signposted to Holsworthy and Bude for a further 3 miles. Turn right at the T-junction signposted Hatherleigh and Highampton. After a short distance turn left by the Bickford Arms public house signposted to Cookbury and Shebbear. Continue for a further 3.5 miles passing through Dipper Mill and at Highworthy Cross take the turning left signposted to Shebbear. After a further one third of a mile take the next turning left at Hayes Cross. After a further third of a mile you will enter Shebbear Village with the village square on your right hand side. Continue on the same road leaving the village signposted to Thornbury and Newton St Petroc. After a further 0.8 of a mile you will find the property on your left hand side.





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