



## 1 Galmington Cottages , Shebbear, Beaworthy, Devon EX21 5RJ

Situated just outside of the highly sought-after village of Shebbear, this beautifully presented two-bedroom barn conversion enjoys a tranquil rural setting, yet remains within easy reach of village amenities. Blending period charm with contemporary design, the property forms part of an exclusive courtyard development.

Torrington - 6.5 miles, Holsworthy - 10.5 miles, Bideford - 12 miles

- Attractive 2-bed barn conversion
- Private landscaped garden
- Off-road parking & Countryside views
- En-suite shower room
- Available immediately
- 12+ months
- A pet considered by negotiation
- Deposit £923
- Council Tax Band B
- Tenant Fees Apply

**£800 Per Calendar Month**

**01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)**

## THE PROPERTY COMPRISSES

The property is accessed via a charming front garden path leading into:

### KITCHEN/DINING/SITTING ROOM 27'1" x 14'2"

A bright and spacious open-plan living area with a triple aspect, vaulted ceiling, exposed beams, and French doors opening onto a private sun terrace. The modern fitted kitchen includes integrated appliances and useful worktop space, flowing seamlessly into the dining and sitting areas—perfect for both entertaining and everyday living and giving a real sense of space.

### BEDROOM 1 16'2" x 11'8"

A substantial double bedroom with views over the rear courtyard and integrated storage.

### EN-SUITE SHOWER ROOM

Generous en-suite shower room with WC and washbasin.

### BEDROOM 2 16'0" x 9'1"

Another well-proportioned double bedroom overlooking the courtyard—ideal for guests or use as a home office.

### BATHROOM

Centrally located and well-appointed with a large, dual head shower, WC, and wash hand basin.

### OUTSIDE

To the front, the property boasts a private and expansive composite decked terrace—ideal for outdoor dining or relaxing—with attractive borders and a fenced boundary providing privacy. The garden is attractively landscaped with lawned areas and a paved patio.

Easy access to the property with dedicated parking.

### SERVICES

Electric - Mains connected

Drainage - Shared septic tank

Water - Mains connected - Metered mains water- £40PCM payable to the landlord for water & drainage combined.

Heating - Electric boiler for heating and hot water

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Good outdoor: Three.

Variable outdoor: EE, O2 and Vodafone.

Local Authority: Council tax band B

### SITUATION

Shebbear is a traditional North Devon village with a strong sense of community and amenities including a village shop, pub, places of worship, and the well-regarded Shebbear College. The market towns of Holsworthy, Hatherleigh, and Great Torrington are all within easy driving distance, offering wider services and facilities. The North Devon coast and Dartmoor National Park are also within reach for leisure and outdoor pursuits.

### DIRECTIONS

What3Words: //quicker.novels.pouch



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	