



---

The Shippen

## The Shippen, Poughill, Crediton, Devon, EX17 4LE



Crediton 6 miles, Tiverton 9 miles, Exeter 10 miles, M5 (J27)/Tiverton Parkway Station 17 miles.

**A charming barn conversion in an attractive rural setting with land and a versatile outbuilding.**

- Excellent Countryside Location
- Productive Pasture Land
- Superb Views
- 2 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Dining
- Barn and Stables
- 13.49 Acres

**Guide Price £525,000**

### SITUATION

The property sits on the outskirts of the rural village of Poughill, in an elevated, south-facing position with outstanding views across the surrounding countryside. There is excellent access to public footpaths and bridleways.

Poughill has a great community, with regular events held at the village hall. The nearby village of Cheriton Fitzpaine has a community shop, two public houses and Thorne's Farm Shop.

The nearby towns of Crediton and Tiverton have a range of shopping, recreational and educational facilities, including the highly regarded Blundell's School in Tiverton. The city of Exeter is just 10 miles away and offers extensive amenities.

### DESCRIPTION

The Shippen is a charming barn conversion set within a pleasant rural location with views across the surrounding countryside. The property has recently been sympathetically updated to create a contemporary style throughout. Outside, the property benefits from 13.49 acres of land including pasture and a versatile outbuilding.

### ACCOMMODATION

The property benefits from versatile accommodation set across a single storey.

There is an open plan kitchen/dining area, with a fully fitted kitchen and space for a table and chairs, as well as a seating area and bi-folding doors opening onto the south-facing veranda. A screen separates the dining area and the sitting room, providing separate reception spaces.

There are two double bedrooms, with the master bedroom benefitting from an en suite shower room and bi-folding doors out to the front garden. There is a further family bathroom and a utility room.

### GROUNDS

To the front of the property is a parking area and a small lawned garden.

The Shippen benefits from a holding of land mostly comprising productive pasture situated to the west of the property. There is a turnout paddock with a field shelter to the rear of the property.

There is a versatile agricultural building which is currently divided into a workshop and a 2 storey farm office, with a kitchenette and shower room. Additionally there is a temporary stable block with two stables.

### SERVICES

Mains electricity, mains water via a private pipe, private drainage.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

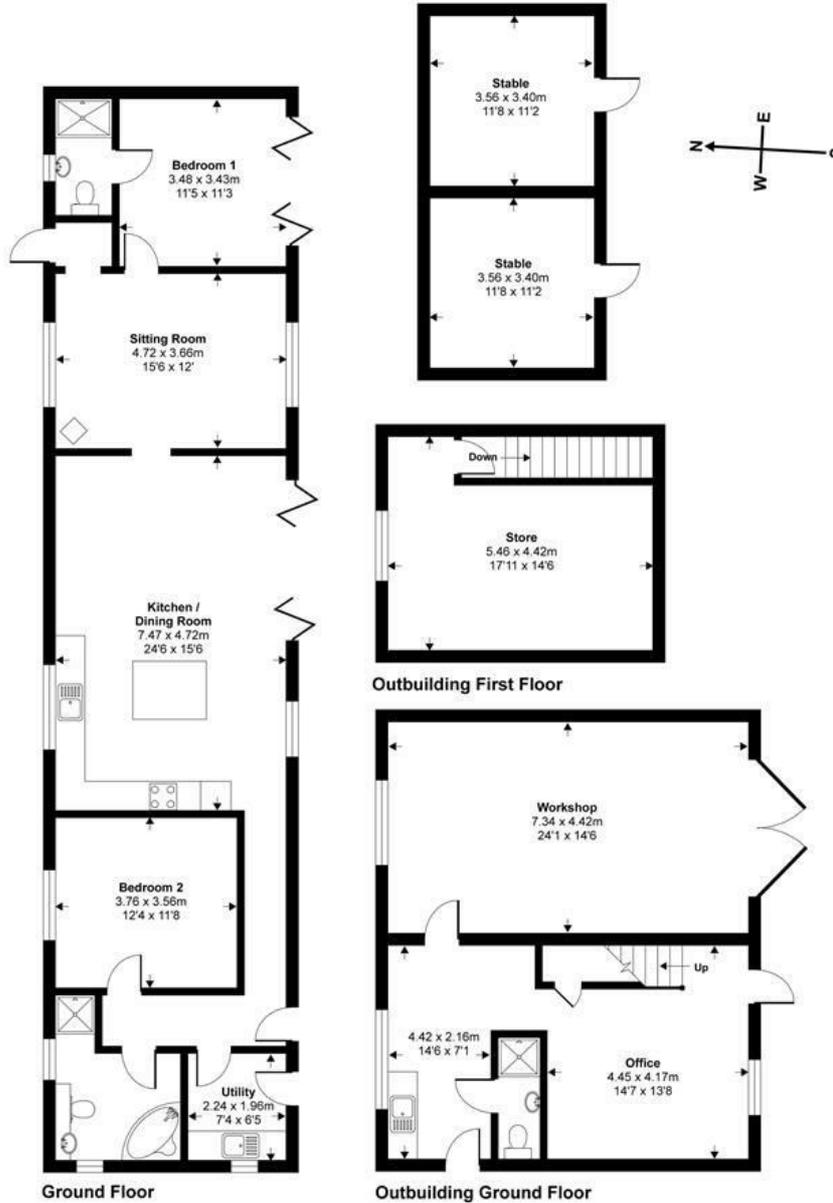
From Cheriton Fitzpaine, proceed through the village passing the primary school on your right and turn right at the crossroads opposite the Half Moon inn. Proceed up the hill and turn left at Bury Hill Cross, signposted to Poughill. Continue on this road for nearly 2 miles and just before reaching the village of Poughill turn left signposted The Shippen. Follow the track around to the left and continue for 1 mile, where the property will be found.

### AGENTS NOTE

The property is approached via a long farm track, with parts in a poor state of repair.



Approximate Area = 1141 sq ft / 105.9 sq m  
 Outbuildings = 908 sq ft / 84.3 sq m  
 Total = 2049 sq ft / 190.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2021. Produced for Stags. REF: 752294.

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(35-54) F	(2-48) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	70
			37

01884 235705  
 tiverton@stags.co.uk

stags.co.uk