



Middlecott Bungalow

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Sheepwash, Beaworthy, EX21 5PB

Okehampton 14 Mile, A30 16 Mile, Exeter 34 Miles

A charming dormer bungalow set in 1.24 acres with uninterrupted countryside views towards Dartmoor, and an additional 3.88 acre paddock to the rear.

- 2 Bedrooms
- Living Room
- Kitchen & Utility Room
- Double Garage & Open Fronted Barn
- Council Tax Band:C
- Set in 1.24 Acres with an additional 3.88 Acre paddock
- Conservatory
- Dining Room
- EPC Band: C
- Freehold

Guide Price £500,000

## SITUATION

The property is situated in a semi rural location, within easy access of the attractive community of Sheepwash. The village offers a range of local services which include the well known Half Moon Inn, with country stores and places of worship. There are primary schools in the neighbouring villages of Highampton, Shebbear and Black Torrington with a doctor's surgery in the latter, with comprehensive schooling to be found in Torrington, Holsworthy and Okehampton. Independent schooling from junior through to sixth form is also available at the nearby Shebbear College. Okehampton has a wider range of shops and facilities and is situated adjacent to the A30 dual carriageway providing a direct link to the city of Exeter alongside Okehampton train station. Okehampton has a modern hospital, schooling from infant to sixth level and a range of shops and services, including a Waitrose. The Torridge Valley is renowned for its fishing and there are also many footpaths in the area, which include the well known Tarka Trail.

## DESCRIPTION

This charming detached dormer bungalow situated within a plot of approximately 1.24 acres, offers spacious accommodation alongside stunning, uninterrupted countryside views towards Dartmoor. The property features expansive lawned gardens, a sweeping tarmac driveway, a detached double garage and a versatile interior layout and an additional 3.88 acre paddock to the rear.



## ACCOMMODATION

Via double glazed double doors to CONSERVATORY: Double glazed panels to three sides, double doors leading into: LIVING ROOM: Double glazed window to side elevation, doors leading to kitchen and dining room. KITCHEN: Timber base and wall cupboards with work surfaces over, inset sink and drainer. Integral double oven, four-ring hob with extractor hood over. Integral fridge/freezer and dishwasher. Double glazed windows to front and side. Door to: UTILITY ROOM: Plumbing and space for washing machine and tumble dryer with worktop over. Floor-mounted boiler. Double glazed window to front and door to side. DINING ROOM: Central staircase to first floor, double glazed doors to rear elevation, Doors to: BEDROOM 2 (Ground Floor): Double bedroom with double glazed window to side. BATHROOM (Ground Floor): Three-piece suite comprising panelled bath, low-level WC, and wash hand basin. Opaque double glazed window to rear.

## FIRST FLOOR.

LANDING/STUDY AREA: Stairs rising from dining room. Velux roof windows, access to eaves storage. Doors to: BEDROOM 1: Double bedroom with double glazed window to front elevation and a Velux window to side aspect. Built-in eaves storage. door to: EN-SUITE: Three-piece suite comprising walk-in shower cubicle with mains-fed shower, low-level WC, and vanity wash basin. Opaque window to rear. BEDROOM 3: Velux window, eaves access.

## OUTSIDE

The property is accessed via a long tarmac driveway that offers ample parking and leads to the house and DOUBLE GARAGE: Split into two separate bays. Individual electric up-and-over doors to front, personal doors to side. The front consists of a very large, gently sloping lawn bordered by mature trees and hedges. A detached timber barn sits at the edge of the grounds, providing useful workshop or storage space. Located to the side of the property is a large vegetable plot. It features prepared soil beds with crop supports and is accessed via a paved pathway. Directly behind the house is a large, paved stone patio suitable for outdoor dining. Low brick walls and steps lead from the patio up to a level lawn area. This space is enclosed by mature trees and hedges, whilst the remaining section of the rear garden is a functional utility space laid to gravel and paving slabs. It contains a large glass greenhouse, space for potted plants, and oil tank.

Additionally, to the rear of the property there is a further 3.8 acre paddock

## SERVICES

Mains electricity, water, Oil Central heating, and private drainage, (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.

Mobile Coverage: Vodafone and O2 good outdoor. (information supplied by Ofcom).

Broadband Coverage: Standard available in area, up to 6 Mbps (information supplied by Ofcom).

## DIRECTIONS

The postcode for SAT NAV purposes is EX21 5PB  
what3words ///asterisk.inner.watch

## AGENT'S NOTE

The property is the subject of an agricultural occupancy restriction. The wording of which is as follows; The occupation of the dwelling shall be limited to a person, solely or mainly working, or last working, in the locality in activities associated with game bird hatching and rearing, in agriculture, or in forestry, or a widow or widower of such a person and to any resident dependants.



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. Purchasers 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.



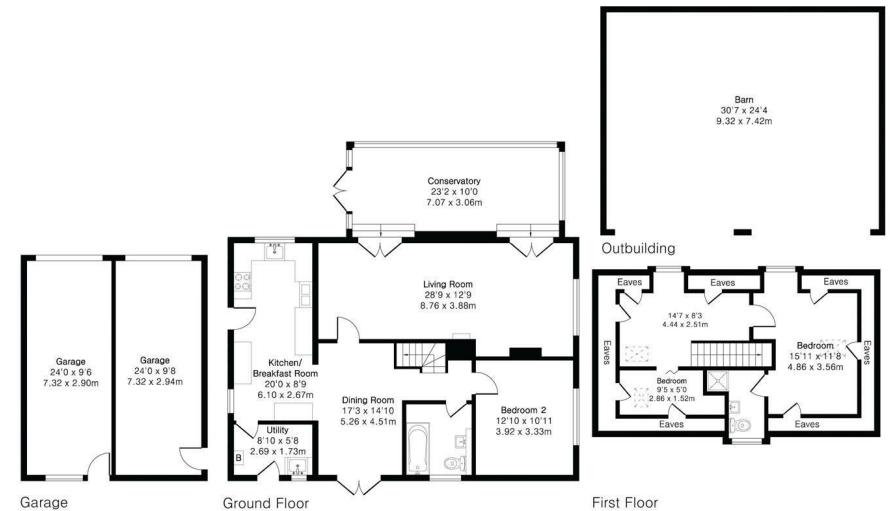
**Approximate Gross Internal Area 1629 sq ft - 151 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1238 sq ft – 115 sq m

First Floor Area 391 sq ft – 36 sq m

Garage Area 470 sq ft – 44 sq m

Outbuilding Area 744 sq ft – 69 sq m



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

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