

MILLER TOWN & COUNTRY

Part of Smart Property Group

BUDDLE HOUSE



Stylish & Energy Efficient Home

O.I.R.O £475,000

SHEEPWASH EX21 5NF

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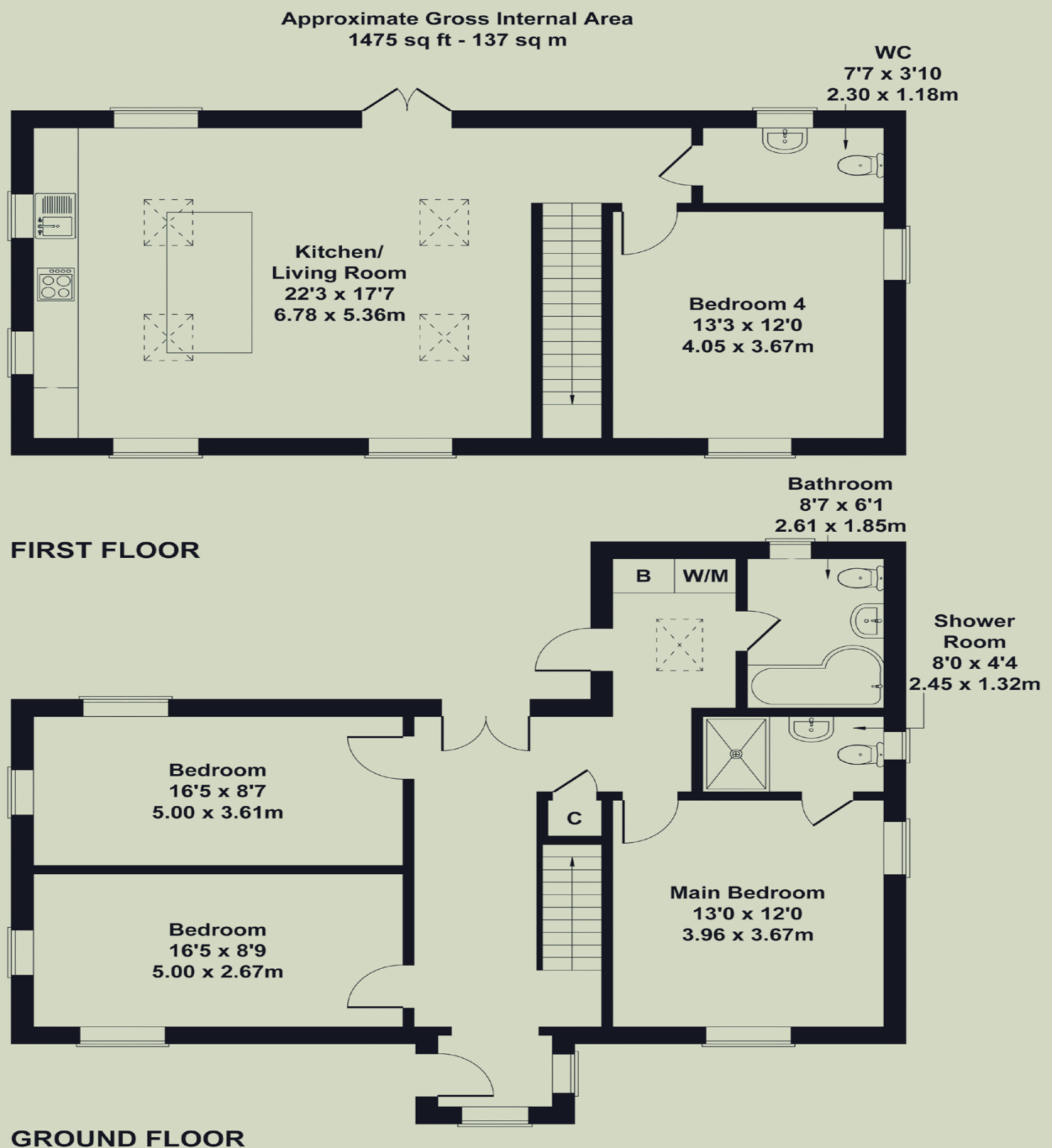
This one-off 4 bedroom detached house is about 3 years old, and it is truly special. The front door opens into an entry porch and then on to the central hallway with access to the garden through french doors at the rear. The property has a reverse living arrangement with the ground floor including the primary bedroom and en suite, two additional double bedrooms, a family bathroom and a practical utility area all accessed from the central hallway. Upstairs is the show-stopping vaulted open plan kitchen / dining / living area with large picture windows to front and rear and 4 velux windows, flooding the space with light. To the rear are fantastic views over the neighbouring fields with glazed double doors opening on to exterior stairs to give easy access to the garden for BBQs etc. Also on the first floor is the 4th double bedroom, which is currently utilised as a snug. This room is equipped with a bio-ethanol burner, however this can instantly be removed to convert the space back to a bedroom. A separate WC completes the first floor.





To the front of the property is a private driveway with parking for 2 cars and a small front garden laid to lawn. To the rear is an enclosed garden which is fantastic for entertaining, with lawns and three separate patio areas providing spaces to enjoy the sunshine throughout the day. Beyond the rear garden is a rolling field that provides a lovely backdrop for this village home.

Sheepwash is a pretty Devon village in picturesque countryside with a friendly community, and the property is ideally located for easy access to the village square and its highly regarded public house with integrated village shop. Primary schooling is available nearby in the villages of Highampton and Black Torrington, where there is also a doctors surgery. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.



Key information

-  Bedrooms: 4
-  Bathrooms: 2
-  Reception Rooms: 1
-  Parking: Private driveway
-  Listed Status: Not Listed
-  Heating: Air source heat pump
-  Utilities: Mains electric, water & drainage
-  Restrictions: None known
-  Easements, Wayleaves: Utility easements
-  Public rights of way: None Known
-  Flooding: No

-  Notable construction materials: None Known
-  Building safety concerns: None Known
-  Mining area: No
-  Planning permissions: New site opposite
-  EPC rating: B (84)
-  Council tax band: D
-  Tenure: Freehold
-  Broadband: FTTC (*Per Ofcom)
-  Mobile signal: Good (*Per Ofcom)
-  Accessibility: Not wheelchair accessible