

Shobrooke House

Shobrooke, Devon

A newly refurbished Grade II listed country house in an idyllic Devon setting, with approximately 6.56 acres and magnificent countryside views

Shobrooke House, Shobrooke, Crediton, Devon EX17 1AP

Crediton 2 miles, Crediton station 2.1 miles, Exeter 7.4 miles, Dartmoor National Park 9.4 miles.

Features:

Entrance hall | Drawing room | Dining room | Library
Kitchen | Utility | Reception room | Study | Cloakroom | Six bedrooms, one with dressing room | Family bathroom | Two shower rooms | Basement | EPC rating E

Triple garage | Stables | Linhay | Tool shed/apple store

Outdoor swimming pool | Landscaped garden | Sun terrace
Vegetable garden | Orchard | Kitchen garden | Croquet lawn
Meadows | Woodland

About 6.56 acres in all







The property
Shobrooke House is set in a commanding position overlooking its beautiful grounds of approximately 6.56 acres and the surrounding rolling countryside. The property dates from the 18th century and has recently undergone an extensive renovation to provide a fine country home offering a wealth of beautifully presented accommodation extending to just under 6,000 sq ft. The property has been sensitively modernised to combine the amenities of modern living whilst retaining a wealth of original details including impressive fireplaces, an Oak staircase, high ceilings and large sash windows alongside elegant, high-quality fixtures and fittings. Shobrooke House occupies a peaceful yet well connected edge-of-village position with an extensive range of amenities just 2 miles away. The property also benefits from several outbuildings providing further development opportunities subject to obtaining the necessary consents as well as an outdoor swimming pool.

The property features five well-appointed reception rooms across the ground floor offering flexible accommodation. The generous drawing room has an impressive fireplace and welcomes plenty of natural light, with a bay window that includes French doors that open onto the south-facing terrace. There is also a welcoming library with a dual aspect and an original fireplace as well as a formal dining room. At the rear of the house is an additional reception space currently used as a dining area and a useful study. The well-proportioned kitchen and breakfast room has shaker-style storage units, a large central island with a breakfast bar, integrated appliances and an Aga. A utility provides additional generous space for storage and appliances with the ground floor accommodation completed by a family shower room and a cloakroom.

The sweeping central staircase leads to the first-floor landing, off which there are four bedrooms, three of which take advantage of a south-facing aspect and offer far-reaching countryside views. One bedroom also benefits from an adjoining dressing room. The first floor has a large, luxury family bathroom with a freestanding bathtub and a walk-in shower, as well as an additional spacious shower room. A corridor from the landing provides access to a further two double bedrooms which can also be accessed via a staircase at the rear of the property offering a flexible layout and opportunities to create an annexe if desired.

Outside
Shobrooke House is reached by two private driveways which lead to the central courtyard at the rear of the house where there is parking space for numerous vehicles. The property benefits from extensive outbuildings that include a triple garage, stabling, a workshop, apple store and linhay. There is a well-maintained south-facing garden to the rear of the house that includes a sun terrace and steps down to a large area of rolling lawn. The garden enjoys glorious views of the open countryside. To the side there is an outdoor swimming pool, with its own sun terrace, while the gardens and grounds also include a variety of well-established shrubs and mature trees, woodland, meadows, a vegetable garden and a large open field. Within the grounds there is also an extensive orchard with rows of fruit trees, a kitchen garden and a croquet lawn. In all the property enjoys approximately 6.56 acres.















Situation
The property is set on the edge of the peaceful village of Shobrooke, surrounded by beautiful Devon countryside. The village has a popular public house called the Red Lion, a community shop and a church. Two miles away is the bustling town of Crediton where further local amenities can be found, including shops, supermarkets, bars and restaurants. Crediton also has a mainline station, which runs services between Barnstaple and Exeter St Davids. The university town of Exeter is just eight miles away and is the most thriving city in the South West. Exeter offers a wide choice of cultural, recreational, educational and business facilities. Recreational facilities include the theatre, RAMM museum, Phoenix arts centre and a wealth of good restaurants and shopping including John Lewis and Waitrose. There is a good range of educational options in the area including Hayward's Primary School, Newton St. Cyres Primary School, Queen Elizabeth's School, Blundell's Independent School (direct bus service from Crediton), Exeter School, Exeter College and The Maynard School. The property lies between the National Parks of Dartmoor and Exmoor that offer unrivalled opportunities for walking, cycling and riding. Communication links in the area are good, with the M5 motorway providing a connection to the A38 to Plymouth, the A30 to Cornwall, and Bristol and London to the north and east respectively. There are regular rail services to London Paddington from Exeter St David's, with some services taking just over two hours.

Directions
what3words: ///awakening.waddle.certainty

General
Local Authority: Mid Devon District Council
Services: Mains electricity and water. Private drainage (A new compliant system is being installed). Oil-fired central heating.
Council Tax: Band G
Tenure: Freehold
Wayleaves and Easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Mobile/Broadband Checker:
Information can be found here
https://checker.ofcom.org.uk/en-gb/
Guide Price: £1,650,000













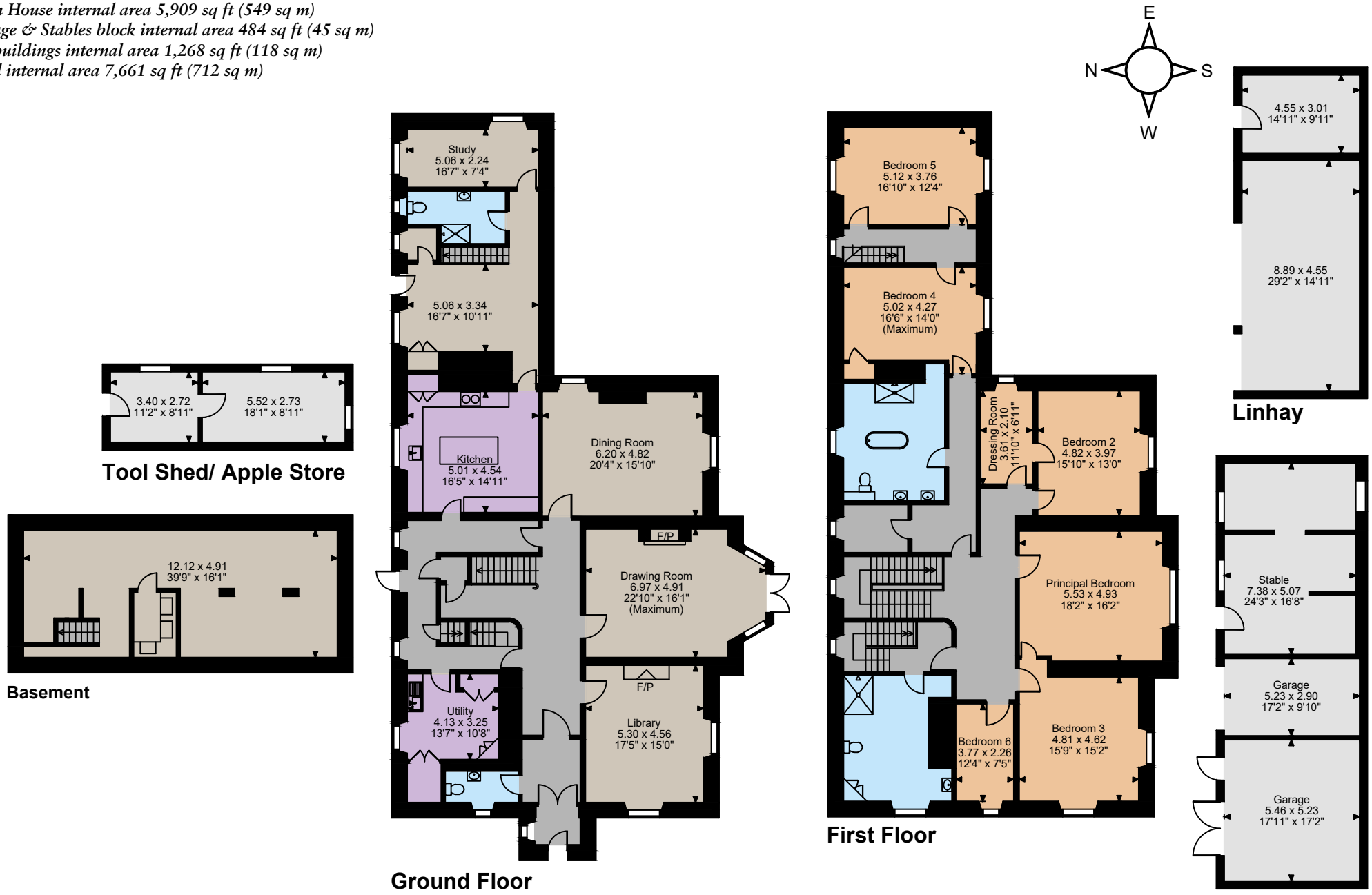








Main House internal area 5,909 sq ft (549 sq m)
Garage & Stables block internal area 484 sq ft (45 sq m)
Outbuildings internal area 1,268 sq ft (118 sq m)
Total internal area 7,661 sq ft (712 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

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