



Shobrooke House







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Shobrooke, Crediton, Devon, EX17 1AP

Crediton 1.7 miles, Tiverton 10.2 miles, Exeter 7.4 miles

A beautifully refurbished Grade II listed family home set within approximately 6.55 acres of landscaped gardens, woodland and countryside grounds.

- No onward chain
- Stunning family home
- Impressive reception rooms
- Courtyard and outbuildings
- Freehold
- South facing country residence
- Six bedrooms
- Beautifully presented gardens and grounds
- Swimming pool
- Council tax band: G

Guide Price £1,750,000

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SITUATION

Shobrooke House enjoys a wonderful edge-of-village setting, surrounded by the rolling countryside of Mid Devon whilst remaining conveniently placed for the amenities of both Crediton and Exeter. The peaceful village of Shobrooke offers a strong sense of community, with a popular public house, village shop and church, whilst the nearby market town of Crediton, just 1.7 miles away, provides a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, restaurants and professional services. The cathedral city of Exeter is approximately 7.4 miles away and offers an excellent choice of cultural, recreational and educational facilities, together with extensive shopping and business amenities. The property is particularly well positioned for access to some of the South West's leading independent schools, including Blundell's School in Tiverton and Exeter School, both offering highly regarded academic and co-curricular opportunities.

The surrounding area provides a superb lifestyle, with Dartmoor and Exmoor National Parks within easy reach, offering exceptional opportunities for walking, riding and outdoor pursuits. Communications are excellent, with the A30, A38 and M5 providing convenient links throughout the South West and further afield, whilst Exeter St Davids provides regular rail services to London Paddington.

DESCRIPTION

Shobrooke House is an impressive Grade II listed country residence, believed to date from the 18th century, set within approximately 6.55 acres of beautifully landscaped gardens, woodland and countryside grounds. The property has recently undergone an extensive programme of refurbishment, creating an elegant and highly desirable family home which successfully combines modern comfort with a wealth of period character. Original features include high ceilings, sash windows, attractive fireplaces and a fine oak staircase. Offering nearly 6,000 sq ft of accommodation, the house provides beautifully proportioned reception rooms, six bedrooms and a versatile layout suited to modern family living. Further benefits include extensive outbuildings, a swimming pool and wonderful far-reaching rural views.

THE MAIN HOUSE

The accommodation is approached through a welcoming entrance hall with access to a superb range of reception rooms. The elegant drawing room provides an impressive principal entertaining space, featuring a fireplace, bay window and French doors opening onto the south-facing terrace.

The library provides a peaceful retreat with dual aspect views and a feature fireplace, while the formal dining room offers an ideal setting for entertaining. Additional reception space includes a further sitting/dining area and a useful study.

The kitchen/breakfast room is beautifully appointed with shaker-style cabinetry, a central island, integrated appliances and an Aga, complemented by a generous utility room. A cloakroom and shower room complete the ground floor accommodation.

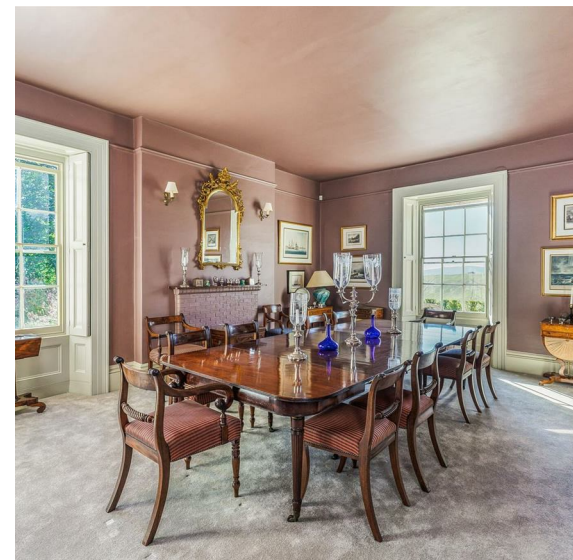
The first floor offers six well proportioned bedrooms, with the majority benefitting from far-reaching views across the surrounding countryside. The sweeping central staircase leads to the first-floor landing, off which there are four bedrooms, three of which take advantage of a south-facing aspect and 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.

The flexible layout also creates potential for a self-contained annexe or guest accommodation.

TRADITIONAL OUTBUILDINGS

The main house is complemented by a range of useful traditional outbuildings providing excellent opportunity for ancillary accommodation and storage. These include a triple garage, stabling, workshop, linhay and tool shed/apple store.

The buildings offer a variety of potential uses, including garaging, hobbies, equestrian requirements or further adaptation subject to gaining the relevant permissions.





GARDENS AND GROUNDS

The gardens and grounds are a particular feature of Shobrooke House, providing a wonderful country house setting with a superb sense of space, privacy and tranquillity. Approached via two private driveways, the property opens into a generous courtyard area with ample parking and access to the range of traditional outbuildings.

The formal gardens to the front of the house are beautifully positioned to take full advantage of the south-facing aspect, with a charming terrace providing the perfect setting for outdoor dining and entertaining while enjoying far-reaching views across the surrounding Devon countryside.

Beyond the terrace, sweeping lawns extend through the grounds, framed by mature trees, established shrubs and well-stocked borders, creating a peaceful and timeless backdrop to the house. The gardens have been thoughtfully arranged to offer a variety of spaces to enjoy throughout the seasons, from quiet corners and woodland walks to more formal areas for recreation and entertaining.

The grounds include an outdoor swimming pool with its own sun terrace, a productive kitchen garden, vegetable garden, orchard with established fruit trees, croquet lawn, areas of woodland and open meadow. Together these elements create a wonderful rural retreat with the character and charm expected of a traditional Devon country home.

In all, the gardens and grounds extend to approximately 6.55 acres, offering a rare combination of formal garden, productive land and natural landscape in a highly desirable countryside setting.

SERVICES

Mains electricity and water. Private drainage (a new compliant system is being installed by the Vendor). Oil-fired central heating.

Local Authority: Mid Devon District Council.

Council Tax Band: G.

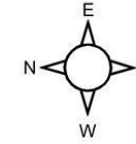
Tenure: Freehold.

DIRECTIONS

From Exeter, proceed west on the A377 towards Crediton. Continue through Crediton and follow signs towards Shobrooke. Upon entering the village, the property will be found in a prominent position on the edge of the village.

What3words: ///awakening.waddle.certainty

Shobrooke House Shobrooke, Crediton
Main House internal area 5,909 sq ft (549 sq m)
Garages 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)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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