

STAGS

Old Mole Cottage

Old Mole Cottage

Shebbear, Beaworthy, Devon, EX21 5QP

Shebbear 0.3 miles - Holsworthy 9.4 miles - Okehampton 17.3 miles.

A charming, well presented country cottage located in the popular village of Shebbear.

- Character Property
- 4 Bedrooms
- 3 Reception Rooms
- Family Bathroom & En Suite
- Freehold
- Ample Off Road Parking
- Detached Barn/Workshop & Store
- Approx. 1 Acre of Gardens
- Sewerage Treatment Plan
- Council Band: E

Guide Price £580,000

The property is situated in the the popular rural village of Shebbear. The historic market town of Holsworthy is 8.3 miles away which has a wide variety of amenities including doctors', dentists' and veterinary surgeries, two agricultural/equestrian based retail outlets and a Waitrose supermarket. Okehampton, on the northern fringes of the Dartmoor National Park, gives access to the A30 dual carriageway with Exeter approximately 24 miles from Okehampton giving access to the M5 motorway.

The property is a beautiful detached country home, understood to be of cob construction with a slate roof and wooden double glazed windows. The accommodation offers an entrance hall that leads to a sitting and dining room, both with feature stone fireplaces housing multi-fuel burning stoves and exposed wooden beams, from the dining room a door leads into an additional reception room / home office currently used as a snug. The kitchen/breakfast room comprises both base and wall mounted units, space for appliances, a sink, an oil fired Rayburn, space for a table and chairs and an adjoining boot room with access to the garden. The downstairs is completed by a utility room with space for further appliances.

On the first floor the property offers 4 bedrooms with one of the bedrooms featuring a separate dressing room and an en suite shower room. A family bathroom completes the accommodation.

The property has a parking area in front of a stone barn/store, with a separate additional area for parking and gate access direct from the lane. The garden is divided into multiple sections and is predominantly laid to lawn with a private patio area perfect for outdoor dining. A path from the front entrance leads to a greenhouse and raised flower beds, and is completed by a separate barn/workshop.

Services: Oil fired central heating and multi-fuel burning stoves, mains water, mains electric, private drainage via a sewerage treatment plant. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.
Strictly by prior appointment with the vendors' appointed agents, Stags.
What3words.com - ///offers.poet.clutches













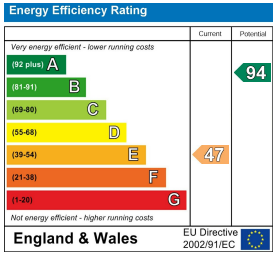






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



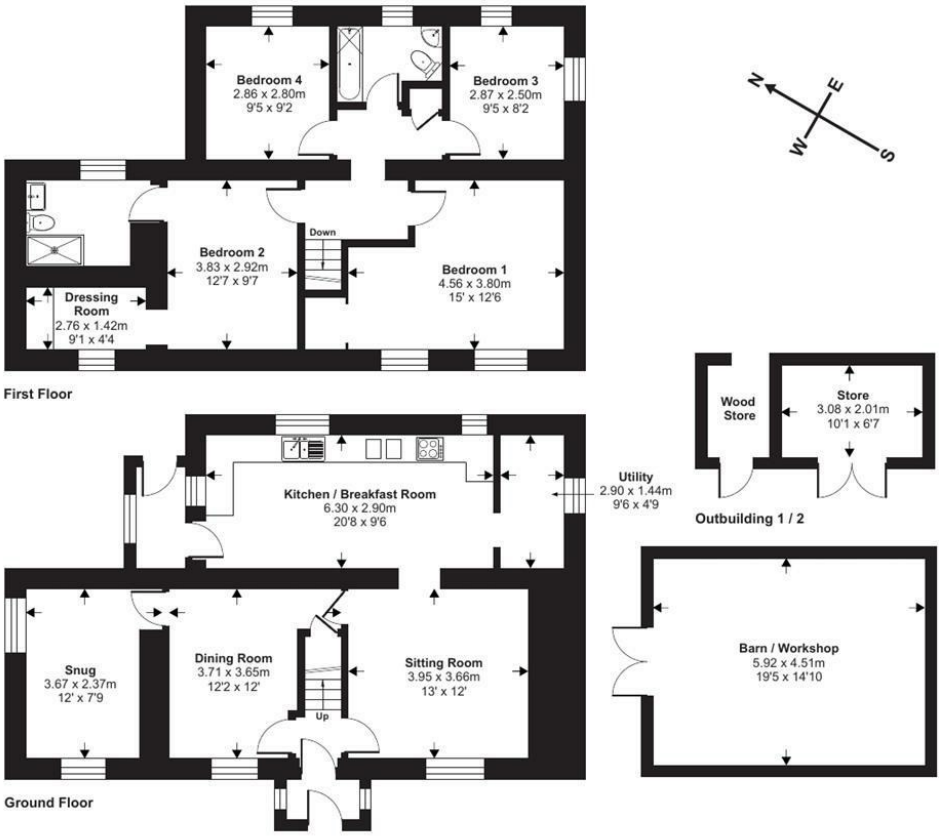


Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

Approximate Area = 1527 sq ft / 141.8 sq m
Barn = 287 sq ft / 26.6 sq m
Outbuildings = 96 sq ft / 8.9 sq m
Total = 1910 sq ft / 177.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1324689