





Wedgewood Cottage, Pennicott, Shobrooke, EX17 1BA

Guide Price £435,000

A generous 3 / 4 bedroom detached cottage, located in a semi-rural location on the edge of Shobrooke with superb rural views. The property requires a degree of updating but offers a versatile layout of accommodation, garden and grounds, with a car port, double garage and off-street parking.

Winkworth

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Set in a peaceful semi-rural position on the edge of the village of Shobrooke, just 2.5 miles from the market town of Crediton, this charming and characterful cottage enjoys a wonderful outlook across the surrounding Devon countryside. Believed to be of part cob and traditional construction, the property offers extensive and versatile accommodation, providing an exciting blank canvas for those looking to create a stylish country home in a particularly attractive setting.

The accommodation has a wealth of character and currently includes a generous farmhouse-style kitchen/breakfast room with an oil-fired Rayburn, and an adjoining boot room, while the charming dining room features attractive wood panelling and garden views. The cosy sitting room has a stone fireplace with an inset wood-burning stove, creating a welcoming focal point. A bright garden room provides an excellent additional reception space and opens directly onto a covered patio, where the superb rural views can be enjoyed.

Also on the ground floor is a useful study, which could alternatively serve as a small 4th bedroom, with an adjoining bathroom offering flexibility for a variety of requirements. To the first floor are 2 bright double bedrooms, together with a family bathroom and separate shower room. A particularly distinctive landing, featuring a vaulted ceiling and open staircase, leads to a further bedroom on the second floor, with an adjoining storeroom.

Outside, the property benefits from a choice of parking options, including a double garage, car port and off-road parking for two cars. A paved area provides a practical link between the parking and the cottage, leading to the rear entrance and boot room.

The south-east facing garden is a lovely feature, with areas of patio and lawn interspersed with a selection of fruit trees, together with a timber potting shed. In addition, the current owner has purchased a separate parcel of land adjoining the garden, which is included in the sale on a separate title. Backing onto open farmland, this additional land is currently used as a vegetable plot and grassed area. The property's shared septic tank is also situated on this parcel of land.

The village of Shobrooke is well placed for access to Crediton, which provides a good range of everyday amenities, shops, cafés, pubs and services, together with schooling and regular transport links. Exeter is also within easy reach by road and rail, making this an appealing location for those seeking a rural lifestyle without being too far from larger centres.

The property is offered for sale with no onward chain.

DIRECTIONS: Using the What3Words App, search other.cakewalk.using.

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SUMMARY

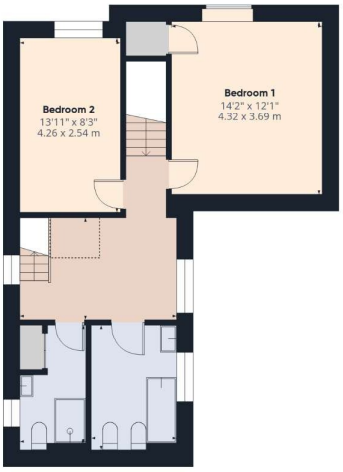
- A semi-rural location 2.5 miles from the centre of Crediton
- Superb rural views on the edge of Shobrooke
- 3 / 4 bedrooms
- In need of modernisation with versatile accommodation
- Mature gardens and adjoining parcel of land with vegetable plot
- Double garage, car port and off street parking
- No onward chain

PROPERTY INFORMATION:

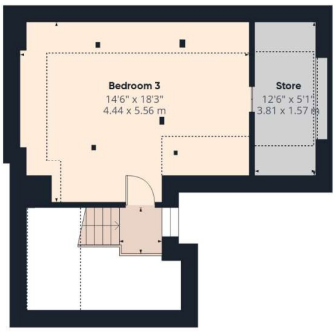
COUNCIL TAX: Band E
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity and water
DRAINAGE: Shared private drainage (with one other property)
HEATING: Oil fired Rayburn
BROADBAND: Standard broadband available
MOBILE SIGNAL: Variable service depending on the network
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



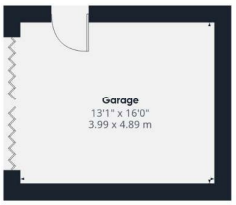
Ground Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Building 2

Winkworth

Approximate total area(1)

1890 ft²

175.7 m²

Reduced headroom

138 ft²

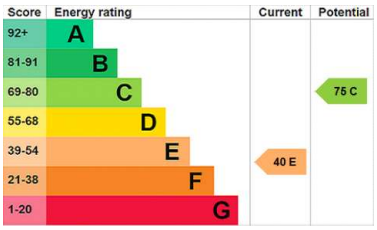
12.9 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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