

Shepherds View

St. Giles, Torrington, EX38 7JU

Guide Price

£850,000



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Detached House, Double Garage, Annex Above, Tremendous Views & Outbuildings

Shepherds View St. Giles, Torrington, EX38 7JU



Shepherds View is a beautifully presented country home where generous accommodation, privacy and far-reaching rural views combine to create an exceptional lifestyle opportunity.

Set within just over an acre of attractive landscaped gardens near St Giles in the Wood, the property enjoys a wonderfully peaceful setting, with sweeping views across the rolling North Devon countryside towards Dartmoor. Alongside the main residence is an impressive collection of outbuildings and ancillary accommodation, offering considerable flexibility for a variety of uses.

The house itself is light, warm and welcoming, with extensive glazing drawing the surrounding countryside into the living spaces and attractive oak finishes adding character throughout.

The sitting room is a particular highlight, with panoramic glazing framing the wonderful rural outlook, while a wood-burning stove creates an inviting focal point during the cooler months. A conservatory provides a natural connection between the house and gardens and offers a delightful space in which to dine, relax or simply enjoy the changing seasons.

At the heart of the home is a generously proportioned kitchen, fitted with granite work surfaces, quality cabinetry and a substantial peninsula providing additional preparation space and informal seating. Sociable and practical in equal measure, it is ideally suited to both everyday family life and entertaining.

There are three spacious double bedrooms, two situated on the ground floor and a further bedroom on the first floor. Each benefits from convenient access to its own beautifully appointed bathroom or en-suite, with features including a walk-in rainfall shower and freestanding bath.

The first-floor bedroom is particularly impressive, enjoying an elevated position and wonderful far-reaching views across the surrounding countryside.

Gardens & Grounds

Outside, the gardens have been thoughtfully landscaped to create a series of attractive spaces in which to relax and entertain. Pergolas provide sheltered seating areas, while wildlife ponds, sunny terraces and a hot tub offer different places from which to enjoy the grounds and rural outlook throughout the day.

Mature trees, shrubs and established planting provide a wonderful sense of privacy, with the grounds extending in total to just over an acre.

Shepherds View has much more to offer beyond the main residence. A self-contained annexe is positioned above the double garage, while the additional outbuildings include three stables, an office/tack room and former kennel buildings. Collectively, these provide considerable versatility, whether for equestrian interests, multigenerational living, guest accommodation, working from home, hobbies or potential income generation, subject to any necessary consents.

There is also potential, subject to obtaining all necessary planning permissions and consents, for the creation of two further residential dwellings within the grounds, presenting an interesting opportunity for purchasers wishing to explore the property's longer-term potential.

Shepherds View represents a rare opportunity to acquire an attractive and versatile country home in a wonderfully private setting, combining beautiful views, generous grounds and excellent ancillary accommodation with exciting potential for the future.

Services: Mains electricity and water. Oil-fired heating. Private drainage.



Entrance Hall

Kitchen 5.03 x 4.99 (16'6" x 16'4")

Lounge 6.34 x 4.99 (20'9" x 16'4")

Conservatory 6.45 x 3.56 (21'1" x 11'8")

Bedroom 1 4.99 x 3.41 (16'4" x 11'2")

Ensuite

Utility / Store

Bedroom 2 4.07 x 3.93 (13'4" x 12'10")

Ensuite

Bedroom 3 3.69 x 3.21 (12'1" x 10'6")

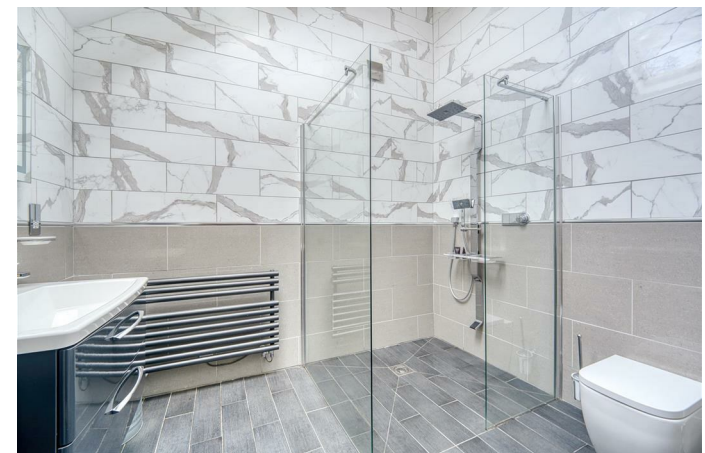
Double garage 8.96 x 6.40 (29'4" x 20'11")

Storage / Occasional Bedroom 4

Storage / Study Space

Outbuildings





Situation

St Giles is a charming rural hamlet nestled amidst the rolling countryside of North Devon, offering an appealing combination of peaceful country living and convenient access to the nearby towns of Great Torrington, Bideford and Barnstaple.

Great Torrington, approximately 5 miles away, is a thriving market town providing an excellent range of everyday amenities, including independent shops, supermarkets, a Post Office, public houses, petrol station and a Marks & Spencer Food Hall. The town is also home to the highly regarded Plough Arts Centre, a vibrant cultural venue offering theatre, cinema, exhibitions and a varied programme of events throughout the year.

The town is well served for families, with primary and secondary schooling alongside a range of sporting and leisure facilities, including a popular nine-hole golf course. Nearby attractions include the renowned RHS Garden Rosemoor and the Tarka Trail, which follows the route of a former railway line and provides miles of scenic walking and cycling through some of North Devon's most attractive countryside.

Surrounded on three sides by the historic Torrington Commons, Great Torrington also benefits from an extensive network of footpaths and bridleways, offering wonderful opportunities for walking, riding and enjoying the surrounding landscape.

Approximately 8.5 miles away, Bideford is an attractive historic port town set on the banks of the River Torridge. It offers a comprehensive range of shopping, schooling and recreational facilities, together with its characterful quayside and a good selection of independent shops, cafés and restaurants.

Barnstaple, North Devon's principal regional centre, lies approximately 12 miles away and provides an extensive range of retail, commercial, business and leisure facilities, as well as excellent transport connections to the wider region.

The spectacular North Devon coastline is also within easy reach, with its dramatic scenery, picturesque coastal villages and renowned sandy beaches providing endless opportunities for walking, surfing and other outdoor pursuits.

Shepherds View therefore occupies an enviable rural position, perfectly placed to enjoy the tranquillity of the North Devon countryside while remaining within convenient reach of the region's principal towns and its magnificent coastline

DIRECTIONS

To find the property use the postcode EX38 7JU or the FREE mobile app what 3 words - busy.lock.profiled



VIEWING

By appointment through
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or,
outside of usual office hours
contact Edward on
07772363674





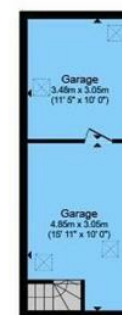
Ground Floor



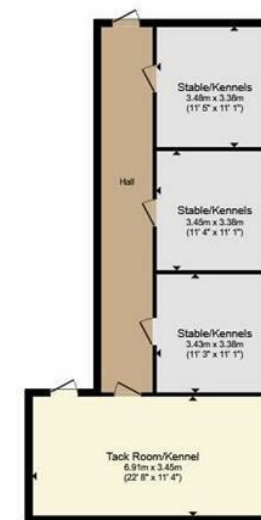
First Floor



Garage Ground Floor



Garage First Floor



Outbuilding

Total floor area 320.3 m² (3,447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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