



STONELEIGH COTTAGE,  
CAUTE, SHEBBEAR, BEAWORTHY, DEVON, EX21 5QT

*Exclusive Homes*  
GUIDE PRICE £695,000



Offering an abundance of rural charm, Stoneleigh Cottage will be found located in the pleasant hamlet of Caute, 1 mile east of Shebbear.

Arranged as a pair of comfortable 2 & 3 bedroom interconnecting cottages, the property is perfect for those seeking a dual occupancy dwelling, home with income potential or larger individual residence with ample space for visiting friends and family.

Whether enjoyed as one residence or two, the well proportioned accommodation is nicely balanced, providing comfortable living space for all, with the majority of rooms enjoying a pleasant outlook over the surrounding gardens, in all equating to circa 1 ¼ acres.

The right hand cottage comprises a generously sized kitchen/dining room and sitting room with feature fireplace to the ground floor, together with three comfortable first floor bedrooms and a well appointed bathroom, both with bath & separate shower enclosure.

Meanwhile, leading off into the left hand cottage; a modern kitchen overlooks the rear garden and connects into the dining room, lying centrally to all rooms, with doors to both a large lounge and conservatory. Over the first floor are two double bedrooms with built-in wardrobes, each served by a stylish modern bathroom, extensively tiled and including a crisp white suite with bath and separate shower enclosure.

## OUTSIDE

Attractive gardens lie to the side & rear elevations whilst a generous paddock will appeal to those seeking a touch of the good life and provides an opportunity to create a small holding.







The formal gardens offer a pleasing blend of gently undulating lawns peppered with established trees & hedgerows together with gloriously vibrant flower & shrub beds providing a burst of colour.

An “in & out” driveway is accessed via wooden entrance gates, leading onto a further parking area with adjacent timber constructed double garage/workshop alongside an area of hardstanding, ideal for a trailer, and a greenhouse.

### LOCATION

Stoneleigh Cottage enjoys a charming rural setting, nestled in rolling countryside. East of Shebbear, Caute is a peaceful hamlet offering authentic Devon charm, surrounded by farmland and historic cottages. This tranquil location boasts character, privacy and easy access to village amenities; nearby Shebbear offers a public house, church, and schooling while Holsworthy & Bideford are within reach for shopping and services. An ideal spot for buyers seeking a picturesque rural lifestyle with heritage appeal.

### NEED TO KNOW

Services: Mains electricity & water. Oil fired central heating. LPG fuelled feature gas fireplaces. Shared septic tank drainage.

Energy Performance Certificate (EPC): E (52)

Council Tax: Band D (£2,430.67 per annum). Torridge District Council

**What3Words:** inch.flinches.practical







24 The Quay | Bideford | Devon | EX39 2EZ



rightmove 

t: 01237 422433

e: [info@regencyestateagents.com](mailto:info@regencyestateagents.com)

w: [regencyestateagents.com](http://regencyestateagents.com)

