



CLYNE

SHOBROOKE, CREDITON, EX17 1BU



Robert Williams

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“Clyne is now a marvellous contemporary four/five bedroom detached bungalow with stunning far reaching views”



CLYNE, SHOBROOKE

CREDITON, DEVON, EX17 1BU

Extended and modernised to an incredibly high specification and standard by the current owners Clyne is a stunning four/ five bedroom detached bungalow commanding stunning views across open farmland creating a wonderful vista of beautiful rolling Devon countryside The property is located in the highly sought after village of Shobrooke, near Crediton.

- **IMMACULATELY PRESENTED THROUGHOUT**
- **DESIRABLE VILLAGE LOCATION**
- **EXTENSIVE DRIVEWAY PARKING & GARAGE**

The PROPERTY

The internal accommodation at Clyne features four/five bedrooms one with en suite and dressing room. the main living area is open plan with a large picture window to enjoy the incredible countryside views, it is then divided into family/garden room, dining and kitchen.

The kitchen is a stylish modern fitted kitchen featuring granite work tops and two fitted ovens with warming drawers, plus there is a separate utility room. Many of the rooms have carpet flooring but several have Karndean laid throughout.

The Oil boiler was installed in 2017 and has been serviced annually, the whole property has been rewired and plumbed by the current owners and is a pressurised water system. The sitting room also benefits from a Wood burner that can also be adapted to use solid fuel if preferred.

Externally the house has driveway parking for multiple vehicles and a garage. The extensive gardens wrap around the property and are largely laid to lawn, other features include a Cedral clad outbuilding with electricity, a variety of well maintained trees including Victoria Plum, Quince Pear, further Pear, two eating Apple and a Bramley Apple. The remaining abundance of Flower and Forna includes Azaleas, Rhododendrons, Hydrangeas and Roses, the current owner has also grown Blueberries and did warn prospective buyers they would need to harvest them quick to beat the local Blackbird.

There is also a patio and decked area meaning the gardens provide a variety of areas to enjoy the sun all day.





THE LOCATION

This superb modern detached country bungalow is beautifully located on the extreme outskirts of the sought after village of Shobrooke, standing high and commanding magnificent panoramic rural views across adjoining open farmland with the rolling Devonshire hills in the distance.

This popular village which lies approximately 2 miles East of Crediton and some 7 miles from the City of Exeter.

It is surrounded by picturesque Mid-Devon countryside which offers delightful walks and also benefits from a charming old inn , The Red Lion which offers an extensive food menu that is well renowned locally but also doubles up as the local shop !!

The village centre is a short distance away and the popular Shobrooke Park with its picturesque lakes is nearby.

DIRECTIONS

Approaching Shobrooke from Crediton, just upon entering the village the driveway leading to Clyne will be found a few yards down the hill on the left hand side.



4		bedrooms	2		bathrooms
3		receptions	6		car spaces

Local Authority: Mid Devon Council

Council Tax Band: E

Tenure: Freehold

Heating: Oil Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C





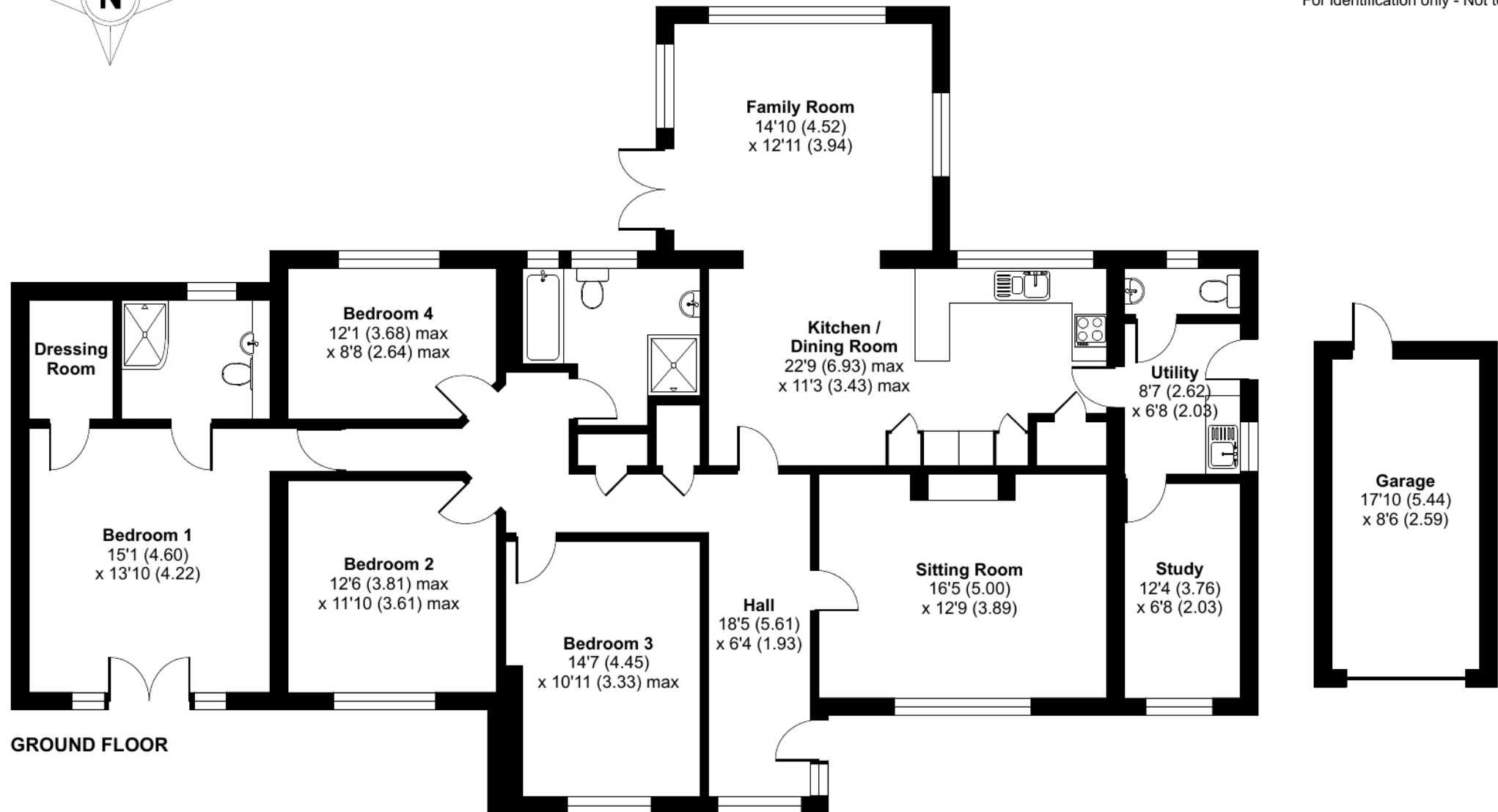
Clyne, Shobrooke, Crediton, EX17

Approximate Area = 1978 sq ft / 183.7 sq m

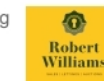
Garage = 151 sq ft / 14 sq m

Total = 2129 sq ft / 197.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom 2024. Produced for Robert Williams Ltd. REF: 1108118





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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.