Bond Oxborough Phillips

Changing Lifestyles

Sunnyview
Beaford
Winkleigh
Devon
EX19 8LW

Offers Over: £250,000 Freehold

Changing Lifestyles

01805 624 426
torrington@boppropertyy.com

- Period Home
- Grade II Listed
- Off Road Parking for Multiple Cars
- Three Bedrooms
- Improvements Throughout
- Village Location
- Enclosed Garden
- EPC: E
- Council Tax Band: B

Tucked away in the heart of the Devon village of Beaford, this beautifully presented Grade II listed period cottage offers a rare blend of timeless character and thoughtful modern living. Having been lovingly improved during the current vendors' ownership, the home now provides a warm and inviting lifestyle while retaining all the charm you would expect from a property of its heritage—most notably enhanced by a newly installed thatched roof in October 2025, ensuring both aesthetic appeal and peace of mind.

Approaching the property, you are immediately struck by its quintessential cottage appeal. A welcoming external porch, also newly thatched, sets the tone before you even step inside. The front door opens into a home that feels light and contemporary, yet still rich in character and atmosphere.

The living room is a particularly impressive space, flooded with natural light from three windows that create a bright and airy environment throughout the day. Generous in size, it offers excellent versatility—comfortably accommodating both relaxing seating and a dining area if desired. At its heart sits a multi-fuel log burner, providing a cosy focal point perfect for cooler evenings and adding to the cottage's undeniable sense of warmth and homeliness.

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The kitchen continues the theme of practicality and charm, offering ample space for everyday living. Well-proportioned, it includes room for appliances such as a washing machine and features a traditional Rayburn, complemented by a Kenwood integrated oven, hob and dishwasher for modern convenience. A cleverly designed understairs cupboard has been utilised as a pantry, maximising storage while maintaining a clean and functional layout. To the rear, an additional porch provides a useful transition space before stepping out into the garden.

Upstairs, the property continues to impress with three well-sized double bedrooms, each offering comfortable accommodation and flexibility for family living, guests, or even a home office. The bathroom is conveniently positioned to serve all rooms, completing the first-floor layout.

Externally, the cottage enjoys a delightful garden that enhances its lifestyle appeal. A stone chippings pathway leads you through to a lawned garden, providing a wonderful outdoor space for relaxation, entertaining, or simply enjoying the peaceful surroundings. A charming newly installed summer house adds further versatility—ideal as a retreat, hobby space, or garden office. To the rear, the property also benefits from off-road parking for multiple vehicles, a valuable feature for a home of this nature.

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Beaford itself is a quintessential Devon village, known for its friendly community and picturesque surroundings. The village offers a primary school, parish church, and a well-regarded village hall, forming the heart of local life. Surrounded by rolling countryside, it is perfect for those who enjoy walking, cycling, and the tranquillity of rural living. Despite its peaceful setting, Beaford is conveniently positioned within easy reach of nearby towns such as Great Torrington and Barnstaple, where a wider range of shops, amenities, and transport links can be found. The stunning North Devon coastline, with its sandy beaches and dramatic scenery, is also within comfortable driving distance, making this an ideal location for those seeking both countryside charm and coastal adventures.

Altogether, this exceptional cottage offers a unique opportunity to enjoy a characterful home with modern comforts, set within a welcoming village and surrounded by some of Devon's most beautiful landscapes.

The vendor informs us that the property is thought to be constructed of cobb and stone under a thatched roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Arada multifuel stove with boiler and an Advance thermal store with two immersions

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Floorplan

Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately a 1/3rd of a mile and at the bottom of the hill, turn left onto the A3124 signposted Winkleigh/Exeter. Stay on this road for approximately 4.5 miles. Enter the village where the property can be found on your right hand side.

What3Words (Front Door) - ///stable.marine.washing

What3Words (Property Parking) - ///irrigate.stand.newsreel

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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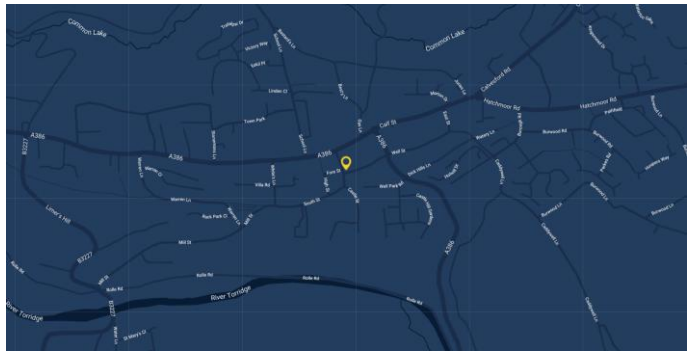
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