



Bond
Oxborough
Phillips

Changing Lifestyles

Cobblestone
Buckland Brewer
Bideford
Devon
EX39 5LN

Asking Price: £450,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Cobblestone, Buckland Brewer, Bideford, Devon, EX39 5LN

STUNNING CHARACTER BARN CONVERSION WITH EXCEPTIONAL GARDENS



- 2 Bedrooms
- Exclusive courtyard setting on the edge of Buckland Brewer
- Large Kitchen / Dining Room with garden access
- Character Sitting Room with exposed beams
 - Extensive rear garden backing onto countryside
- Detached ancillary building (23'8" x 18'6")
 - Planning permission for ancillary accommodation
- Extensive parking & private courtyard



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Overview

Situated within a small and highly desirable courtyard development on the edge of the popular North Devon village of Buckland Brewer, Cobblestone is a beautifully presented 2 Bedroom barn conversion offering an exceptional combination of character, versatility and lifestyle appeal. Enjoying a peaceful setting, generous gardens, ample parking and a substantial detached ancillary building, this is a property that offers far more than first meets the eye.

The village itself is renowned for its strong community spirit and attractive surroundings, whilst remaining conveniently positioned for access to Bideford, Great Torrington and the spectacular North Devon coastline. Whether your ideal day involves exploring country walks, visiting nearby beaches or simply relaxing in the tranquillity of your own garden, Cobblestone places you perfectly to enjoy the very best of Devon living.

The accommodation is rich in character throughout with exposed stonework, timber beams and vaulted ceilings creating a wonderful sense of warmth and individuality. At the heart of the home is a spacious Kitchen / Dining Room, beautifully designed for modern living whilst retaining all the charm expected from a quality barn conversion. French doors open directly onto the rear garden and patio creating a seamless connection between the indoor and outdoor spaces. The Sitting Room provides a welcoming retreat, whilst a useful ground floor Cloakroom adds practicality for everyday life.

To the first floor are 2 exceptionally generous double Bedrooms, both enjoying a wealth of character and served by a spacious family Bathroom fitted with both a bath and separate shower.

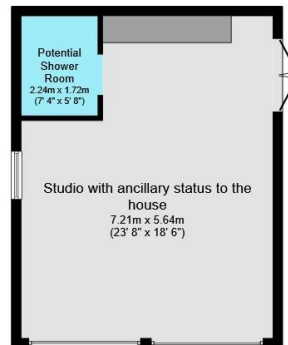
Outside, the property continues to impress. A large gravel driveway and courtyard provide extensive off-road parking for numerous vehicles, a rare and highly valuable feature for a property of this nature. Beyond the house, the generous rear garden is a wonderful space for entertaining, gardening, children and pets alike. Backing onto open countryside, the garden enjoys a peaceful and private feel whilst offering plenty of room to enjoy the outdoors.

A particular highlight is the substantial detached ancillary building measuring approximately 23'8" x 18'6". Fully insulated and finished with engineered oak flooring, the building benefits from dual aspect windows, glazed entrance doors, electric heating and access to an insulated loft space. Planning permission has been granted for ancillary accommodation and the building has already been prepared for future enhancement with partitioning in place for a shower room together with provision for fitted units. Whether utilised as a home office, studio, gymnasium, games room, creative workspace or guest accommodation, the possibilities are extensive.

Properties combining such character, outside space, flexibility and parking are rarely available within this sought-after village location and an early viewing is strongly recommended.

Council Tax Band

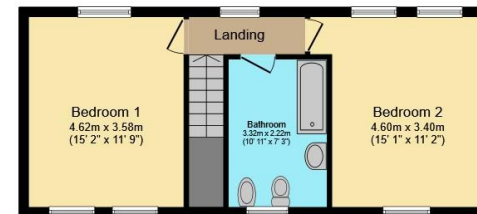
C - Torridge District Council



Studio



Ground Floor



First Floor

Total floor area: 128.9 sq.m. (1,388 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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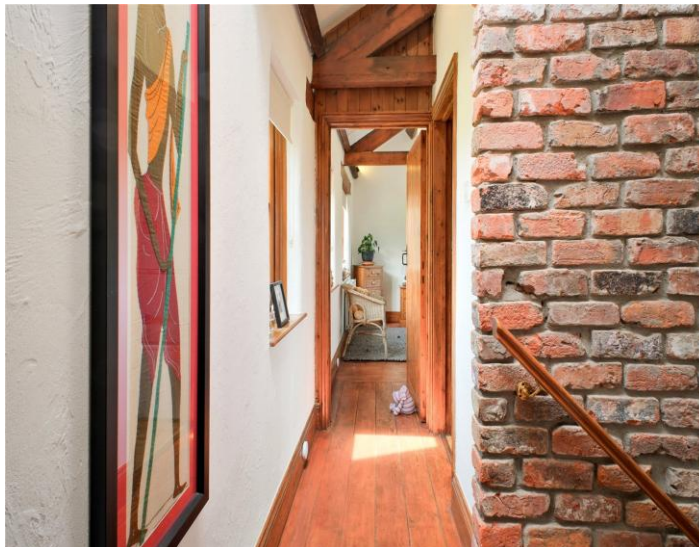
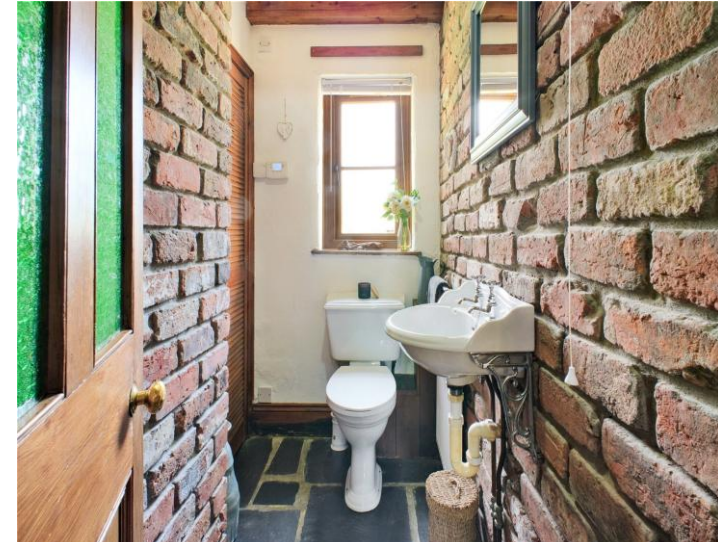
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Area Information

Buckland Brewer is a popular North Devon village offering a strong sense of community and an attractive rural setting, whilst remaining conveniently accessible to the region's main towns. The village benefits from a well-regarded primary school, village pub, community hall, church and active local clubs, making it particularly appealing to families and those seeking a quieter pace of life.

Surrounded by rolling Devon countryside, Buckland Brewer enjoys easy access to both the North Devon coastline and the wider road network. The port town of Bideford is approximately 8 miles away, providing a comprehensive range of shopping, schooling and leisure facilities, whilst the market town of Great Torrington is around 7 miles distant and offers further amenities, independent shops and access to the popular Tarka Trail.

The nearby beaches at Westward Ho!, Instow and Northam Burrows provide excellent opportunities for coastal walks, watersports and family days out, whilst the surrounding countryside offers countless walking, cycling and riding routes. Combining village charm with excellent accessibility, Buckland Brewer remains one of North Devon's most sought-after rural communities.

Directions

From Bideford Quay, proceed towards Torrington with the river on your left hand side. Cross over two mini roundabouts and continue for a short distance on the A386. Upon arriving at Landcross, turn right signposted Buckland Brewer / Bradworthy and continue along this road passing the turning to Littleham. As the road bears sharply to your left, take the next turning on your left signposted Buckland Brewer and proceed to the village. Pass the church and turn immediately right onto Ashtons Row. Follow this road as it bears right and then left to where the approach to Cobblestone will be found after a short distance on your right.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

