



Bond
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Changing Lifestyles

1 Rolles Terrace
Buckland Brewer
Bideford
Devon
EX39 5LS

Fixed Price: £260,000

Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Rolles Terrace, Buckland Brewer, Bideford, Devon, EX39 5LS

A CHARACTER COTTAGE THAT HAS BEEN THOROUGHLY RENOVATED FROM TOP TO BOTTOM



- 3 Bedrooms
- Living Room with multi-fuel stove
- Lovely Dining Room
- Compact Kitchen & large Pantry
- Contemporary Bathroom
- Rear courtyard garden with useful Workshop & large lawn
- This is a lovely property & needs to be seen to be fully appreciated



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Overview

Situated in the heart of the sought-after village of Buckland Brewer, 1 Rolles Terrace is a charming three-bedroom character cottage that has been comprehensively renovated throughout, successfully blending period features with modern comforts. Offering well-balanced accommodation, a generous garden and a useful workshop, this delightful home is perfectly suited as a permanent residence, first-time purchase or countryside retreat.

The accommodation is entered via a welcoming Entrance Hall which leads through to a cosy Living Room, where an attractive brick fireplace with multi-fuel stove creates a warm focal point and enhances the property's cottage character. Beyond is a separate Dining Room, providing an ideal space for family meals and entertaining guests. The Kitchen has been thoughtfully updated with contemporary units and work surfaces, whilst a large adjoining Pantry offers valuable additional storage rarely found in properties of this style. A Conservatory to the rear enjoys views over the garden and provides a versatile additional reception space.

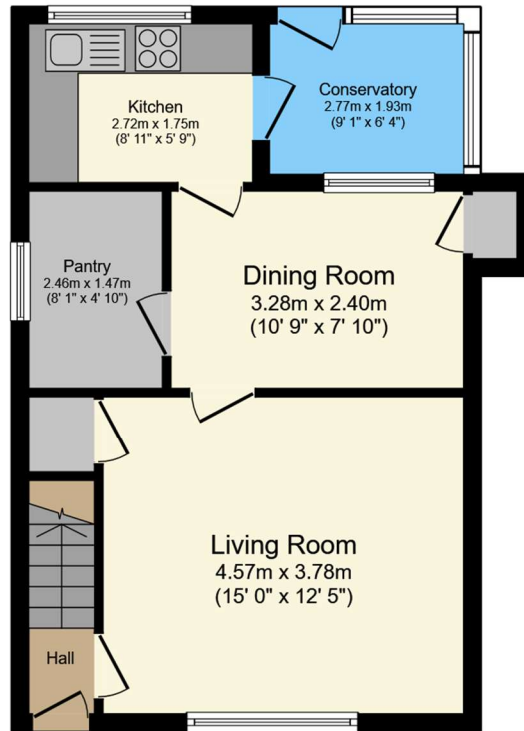
To the first floor are three Bedrooms, all well-proportioned and served by a stylish contemporary Bathroom that forms part of the property's extensive renovation programme. The accommodation offers flexibility for families, those working from home or buyers seeking guest accommodation.

Outside, the property continues to impress. To the rear is an enclosed garden with a useful workshop known as "The Forge", providing excellent storage, hobby space or potential workshop use. Beyond this is a larger lawned garden, creating a wonderful outdoor environment for families, gardeners and those wishing to enjoy village life.

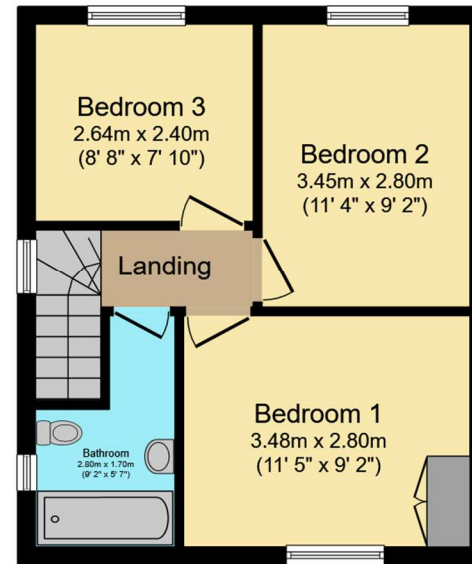
Buckland Brewer remains one of North Devon's most attractive villages, offering a strong sense of community whilst remaining conveniently positioned for access to Bideford, Great Torrington and the surrounding coastline. Combining character, modernisation and generous outside space, 1 Rolles Terrace is a home that must be viewed to be fully appreciated.

Council Tax Band

B - Torridge District Council



Ground Floor



First Floor

Total floor area: 78.3 sq.m. (843 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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Area Information

Famous for being the hometown of Edward Capern, the poet postman, Buckland Brewer is one of North Devon's most beautiful villages. The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer is well-served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay proceed south in the direction of Torrington on the A386 for approximately 1 mile turning right signposted Buckland Brewer / Bradworthy. Proceed along this road for approximately 3 miles and after the sharp left hand turning over a small bridge, turn left signposted Buckland Brewer. Continue through the village passing the Church on your left hand side. Proceed for a short distance to where number 1 Rolles Terrace will be situated on your left hand side clearly displaying a numberplate.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

