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Changing Lifestyles

Buckland Brewer
Bideford
Devon
EX39 5LT

Asking Price: £625,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Buckland Brewer, Bideford, Devon, EX39 5LT

A SUBSTANTIAL FARMHOUSE OFFERING OVER 3,300 SQUARE FEET OF VERSATILE ACCOMMODATION



- 8 Bedrooms
- 4 Bath / Shower Rooms
- 2 Reception Rooms & 2 Kitchens
- Character features including beams & inglenook fireplace
- Attractive gardens & courtyard seating area
 - Garage & driveway parking
- Ideal for multi-generational living or dual occupation
 - This impressive farmhouse offers a rare combination of character, space & versatility in an enviable village setting



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Occupying a central position within the highly regarded village of Buckland Brewer, this substantial detached farmhouse dates back to the 18th Century and offers over 3,300 square feet of versatile accommodation. Combining the character and charm expected from a home of its era with practical modern comforts, the property presents a rare opportunity to acquire a residence capable of accommodating large families, multiple generations or those seeking a home with additional lifestyle and income opportunities.

A welcoming Entrance Hall sets the tone for the accommodation beyond. Character features including exposed beams, deep window reveals and an impressive inglenook fireplace with a wood burning stove create an immediate sense of warmth and history, whilst the generous room proportions provide the space required for contemporary living.

At the heart of the home is a beautifully appointed Kitchen and adjoining Dining Room, creating a natural gathering place for everyday family life and larger social occasions alike. French doors open onto the courtyard, providing an ideal setting for summer entertaining and al fresco dining. A second Reception Room and second Kitchen further enhance the flexibility of the accommodation, offering excellent potential for independent living arrangements, guest accommodation or extended family occupation.

The layout has been thoughtfully arranged to provide exceptional versatility. Four Bedrooms are located on the ground floor together with bath and shower room facilities, making the property particularly attractive for multi-generational living. A further 4 Bedrooms occupy the first floor, including a spacious principal suite with en-suite facilities and its own staircase. Several bedrooms benefit from en-suite shower rooms, providing comfort and privacy for family members and visiting guests.

Outside, attractive lawned gardens create a wonderful first impression and provide ample space for children to play, family gatherings and outdoor relaxation. A sheltered courtyard offers a more intimate entertaining space, whilst the property also benefits from the convenience of private driveway parking to the side of the house, leading to an impressive and extensive garage that provides excellent storage, workshop potential or secure parking for multiple vehicles. Together, these features offer a rare combination of practicality and flexibility to complement the generous accommodation within.

Buckland Brewer remains one of North Devon's most desirable villages, offering a strong sense of community together with a popular village pub, primary school, church and village hall. The market towns of Bideford and Great Torrington are within easy reach, whilst the dramatic North Devon coastline, sandy beaches and South West Coast Path are all readily accessible.

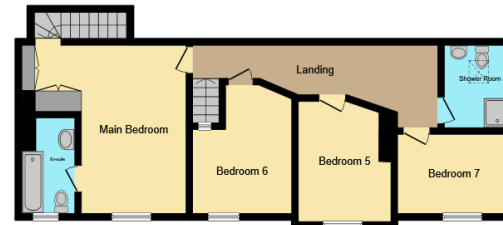
Whether seeking a substantial family home, accommodation for multiple generations under one roof or a property with the flexibility to adapt as life changes, this impressive farmhouse offers a rare combination of character, space and versatility in an enviable village setting.

Council Tax Band

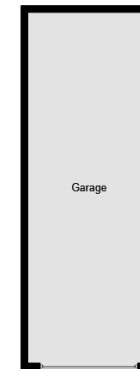
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Ground Floor



First Floor



Garage

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









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, take the A386 towards Torrington. On reaching Landcross, take the right hand turning signed Buckland Brewer / Parkham. Follow this road until reaching a sharp left hand bend where shortly after is the turning left to Buckland Brewer. Keep on this road until you approach the village from the North. Head straight down the hill past both the church and chapel and take the turning on your right onto Gorwood Road to with the entrance to the property will be located on your right hand side.

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.

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 available 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.

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 01237 479 999 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

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

