



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Rickards Row  
Buckland Brewer  
Bideford  
Devon  
EX39 5LT

**Asking Price: £170,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



2 Rickards Row, Buckland Brewer, Bideford, Devon, EX39 5LT

## A CHARACTER COTTAGE BUILT IN 1832

- 3 Bedrooms

- Period features including fireplaces, exposed brickwork & original staircase
- Galley-style Kitchen with bespoke wooden units
  - Spacious Dining Room & cosy Living Room
    - Downstairs Shower Room & upstairs Cloakroom
  - Private rear garden (separate from the property, accessed via right of way)
- Located in the heart of Buckland Brewer with a village pub, school & shop
  - No onward chain



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.



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## Changing Lifestyles

If you're looking for a 3 Bedroom house for sale in Buckland Brewer, this delightful mid-terrace period cottage dating back to 1832 offers a rare opportunity to own a character-filled home in one of North Devon's most sought after villages.

Set in a row of 3 traditional cottages, this property is full of charm and original features. Located in the picturesque village of Buckland Brewer, just 6 miles from the historic towns of Bideford and Torrington, the home is ideally positioned for those looking to enjoy a peaceful Devon village life with easy access to the coast and countryside.

The Ground Floor offers a welcoming Hallway, a spacious Dining Room with original fireplace, and a characterful Living Room with exposed brick walls and a feature Aga. The Kitchen is fitted with bespoke wooden cabinetry and modern appliances including an electric oven, hob, fridge / freezer and washing machine. To the rear of the Kitchen is the Shower Room, fitted with a corner shower, WC, wash hand basin, and heated towel rail.

Upstairs, you'll find 3 generously sized Bedrooms, including a charming Master Bedroom with its own period fireplace, as well as a recently added Cloakroom.

Outside, the property benefits from a private garden, which is separate from the main house and accessed via a shared pathway across the neighbouring cottage. There is also a large storage outbuilding - ideal for tools, bikes or garden furniture.

### Council Tax Band

B - Torridge District Council



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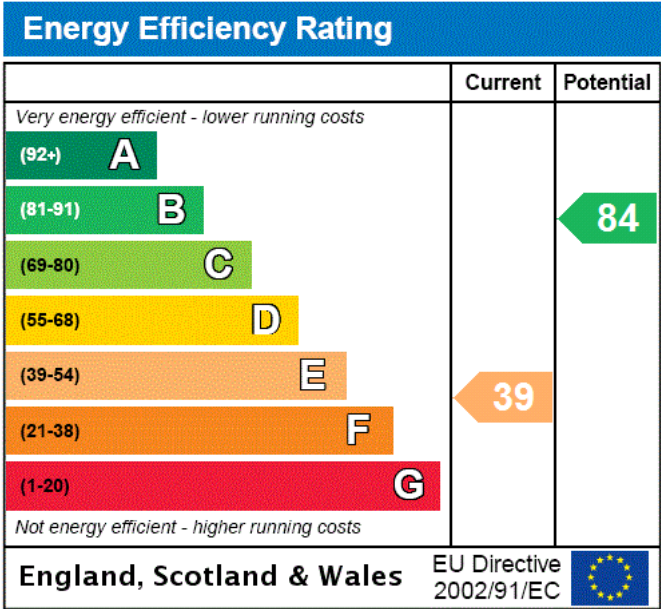
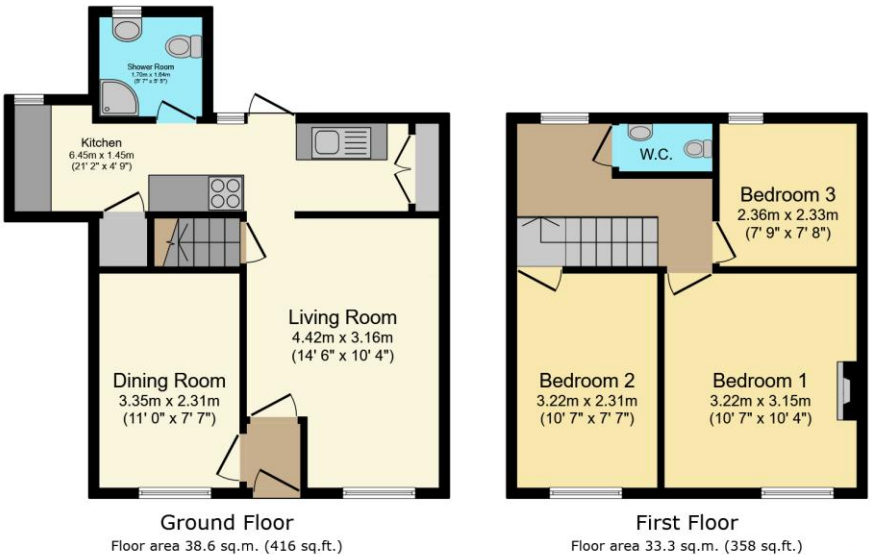


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## Have a property to sell or let?

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.



## Directions

From Bideford Quay, proceed towards Torrington with the river on your left hand side, crossing 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. The property will be found just after the Gorwood Road turning 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 & 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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