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Changing Lifestyles

1 Glebe Houses
Abbotsham
Bideford
Devon
EX39 5AU

Guide Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Glebe Houses, Abbotsham, Bideford, Devon, EX39 5AU



Charming village living with sea-kissed horizons and countryside calm – your lifestyle escape awaits

- End-of-terrace 3 bedroom home in sought-after village setting
- Just a short stroll from St Helen's Primary School
- South West Coast Path and clifftop walks on the doorstep
 - Cosy Sitting Room with log burner
- Stylish Kitchen/Diner with sliding doors to garden
 - Modern Family Bathroom and ground floor Coakroom
 - Separate Utility Room with side access
- Stunning sea and countryside views (including Lundy Island)
 - Garage and private parking
- Enclosed sunny rear garden and patio



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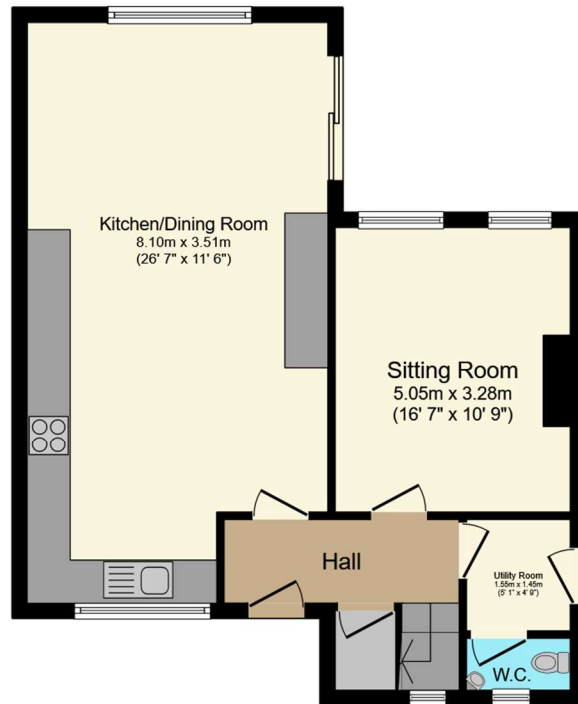
Overview

Located in the heart of the ever-popular village of Abbotsham, just a short stroll from the highly regarded St Helen's Primary School and with the South West Coast Path on your doorstep, this beautifully presented 3 bedroom End-of-Terrace home is a rare lifestyle opportunity.

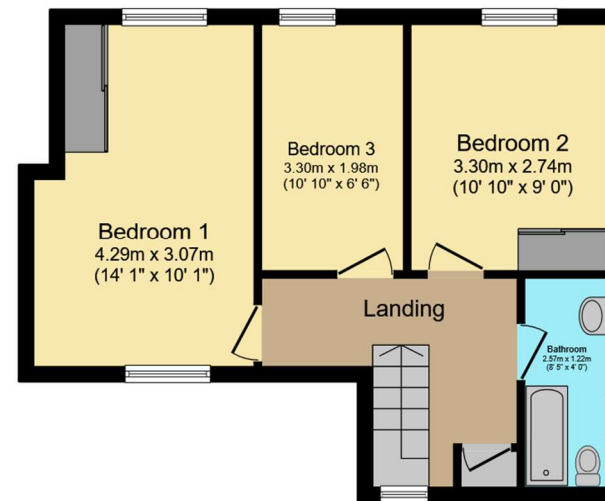
Enjoying far reaching countryside and sea views, the home offers a welcoming mix of character and comfort, with a sunny rear garden, private parking, Garage, and light-filled interiors. Step inside to discover a cosy Sitting Room with log burner, a stunning farmhouse style Kitchen/Diner with patio doors to the garden, and a handy Utility Room and ground floor Cloakroom, ideal for family life or hosting guests.

Upstairs, 3 bedrooms – including a generous dual-aspect master bedroom with views towards Lundy Island – provide excellent space for a growing family or visiting friends. A recently fitted modern Bathroom adds to the home's move-in-ready appeal, while the peaceful garden, garage, and off-road parking offer space and practicality in equal measure.

This is a special chance to join a welcoming community, with a quaint village pub, local walks, and beautiful open countryside all moments away – and the vibrant towns of Bideford and Westward Ho! just a short drive.



Ground Floor
Floor area 55.6 sq.m. (599 sq.ft.)



First Floor
Floor area 42.8 sq.m. (460 sq.ft.)

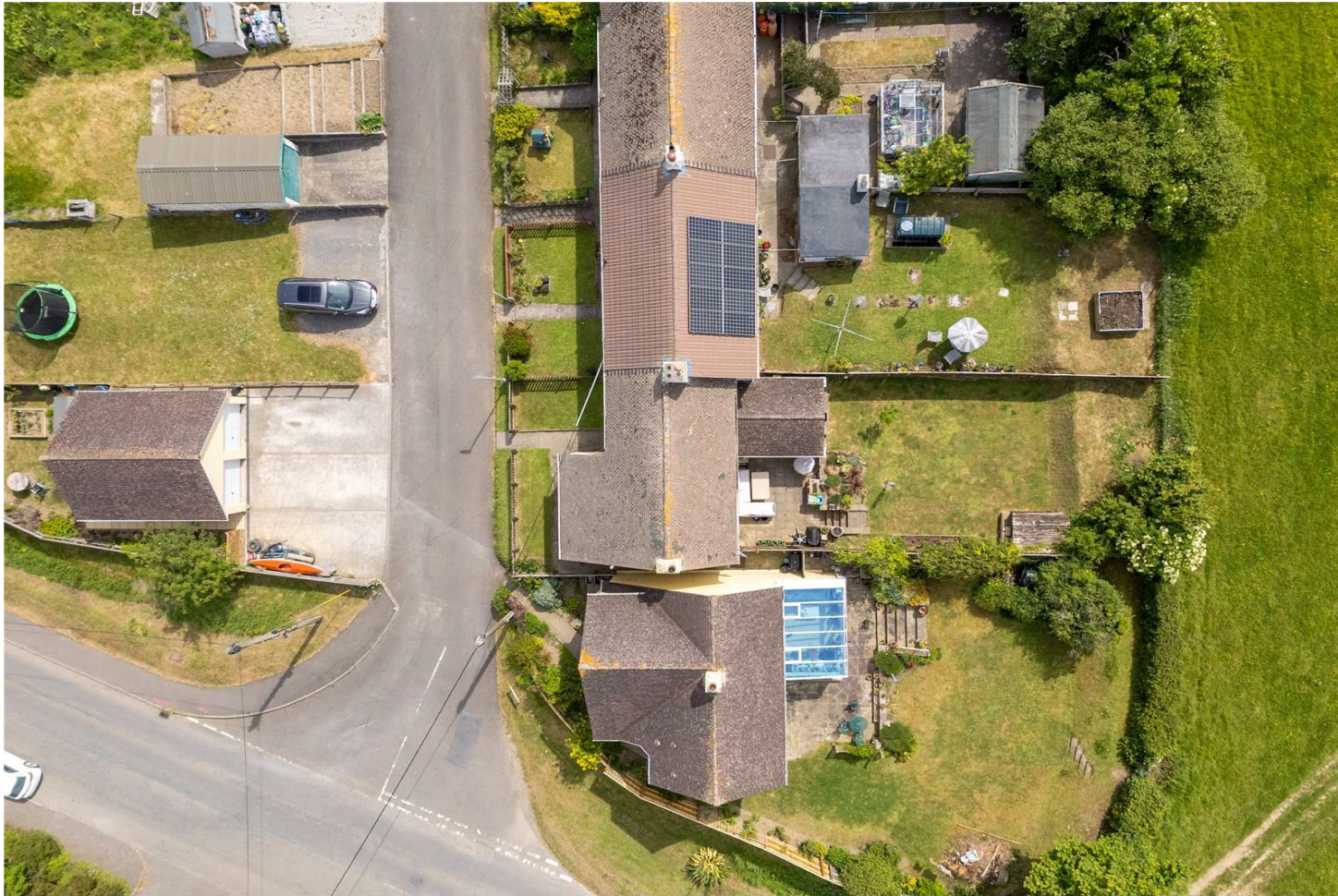
Total floor area: 98.4 sq.m. (1,059 sq.ft.)

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

Abbotsham is a delightful village central to some lovely swathes of Devonshire countryside. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly. The rugged and breathtaking Greenciffs is where a seam of very rare type of coal emerges from the earth. Bideford Black as it's called, is only found in this region and you can find pieces of it strewn along the rocks. Take some home to use as charcoal!

Abbotsham itself enjoys a good pub, a twice weekly outreach post office, primary school, church and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's within short driving distance of the Atlantic Highway (A39) that is 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.

Directions

What3Words : exists.ventures.capillary.

From Bideford Quay travel up the High Street and bear left at the top. Turn right onto Abbotsham Road and continue until reaching the village. At the junction turn left and travel up the hill passing the school on your left. Take next left into Glebe Houses where number 1 will be second on the 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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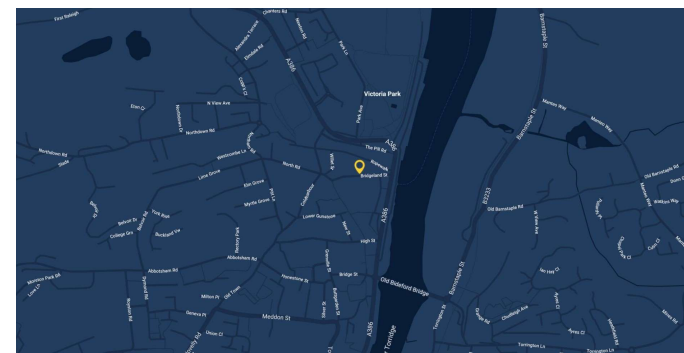
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