



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hawthorne Cottage  
Buckland Brewer  
Bideford  
Devon  
EX39 5LU

**Offers in excess of: £325,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)

# Hawthorne Cottage, Buckland Brewer, Bideford, Devon, EX39 5LU

- Detached Cottage
- Central village location
- Three double bedrooms
- Separate reception rooms
- Driveway parking
- Double glazing
- Log burning stove
- Enclosed rear garden
- EPC: G
- Council Tax Band: D



Charming and characterful period detached house located in the heart of the picturesque village of Buckland Brewer. This inviting property boasts three double bedrooms, offering a spacious and homely living environment. The interior is well-maintained and exudes a cosy and comfortable atmosphere, perfect for family living.

Situated in a quiet yet active village location, this property provides an ideal retreat from the hustle and bustle of city life. The garden offers a tranquil outdoor space, perfect for enjoying leisurely evenings or hosting gatherings with friends and family. Additionally, there is a convenient driveway providing parking for two to three cars, there is even an outdoor storage barn, ideal for gardening tools, bicycles and more.



Buckland Brewer is a thriving village surrounded by the rolling hills of the North Devon Countryside providing miles of pleasant walks. The village pub is literally just across the road, a very pretty thatched and Grade II listed building, an ideal retreat to chat away your woes. There is a community hall and shop, village primary school and village church close at hand. The Village is nestled roughly six miles from the nearest towns of Great Torrington and Bideford with further amenities at hand. Recreationally there is plenty to do in the local area, from the miles of beautifully sandy beaches by the coast, a stroll around the stunning gardens of RHS Rosemoor to miles and miles of cycling and walks on the locally renowned Tarka Trail. The Trail is a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

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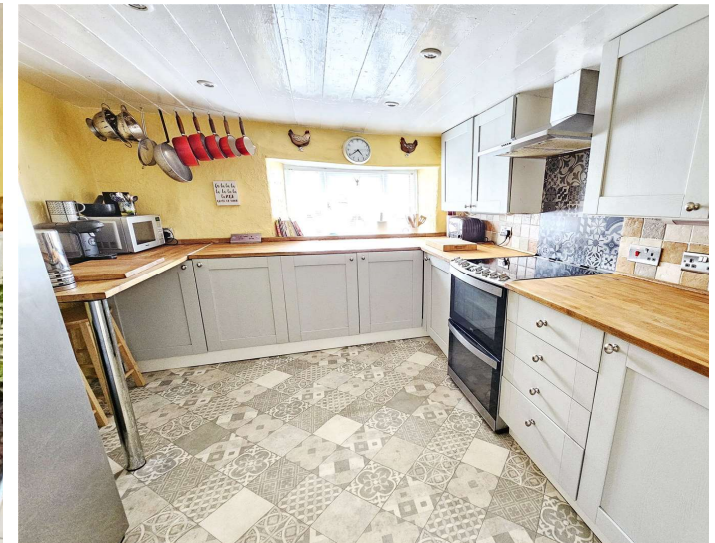


**This affordable yet stylish home is sure to appeal to those seeking a peaceful and charming residence in a desirable village location. Don't miss the opportunity to make this delightful property your own. Contact us today to arrange a viewing.**

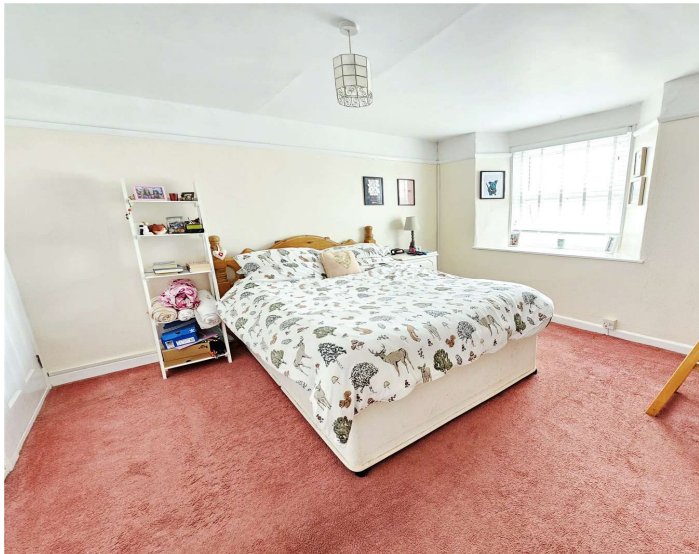
*THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A RENDERED FACADE AND TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY MAINS ELECTRIC, WATER AND DRAINAGE. HEATING IS PROVIDED BY LOG BURNING STOVE IN THE LIVING ROOM.*

*BROADBAND: SUPER-FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY OUTDOORS BUT LIMITED INSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION). THAT BEING SAID I DIDN'T ENCOUNTER ANY ISSUES ON MY VISIT.*



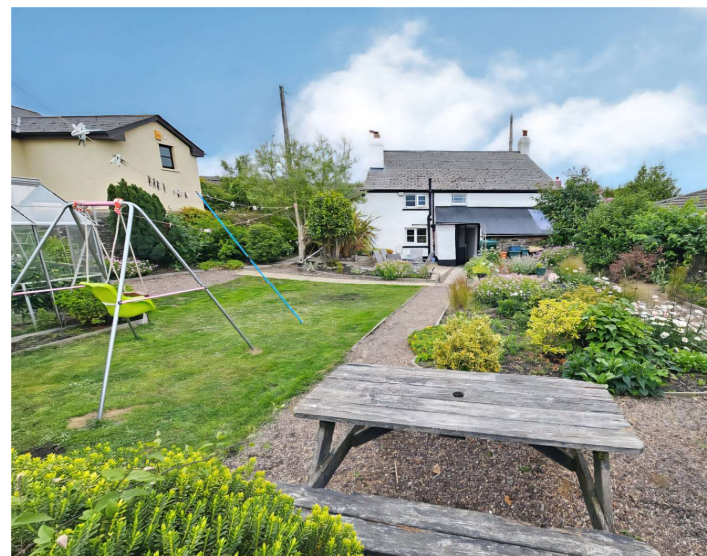
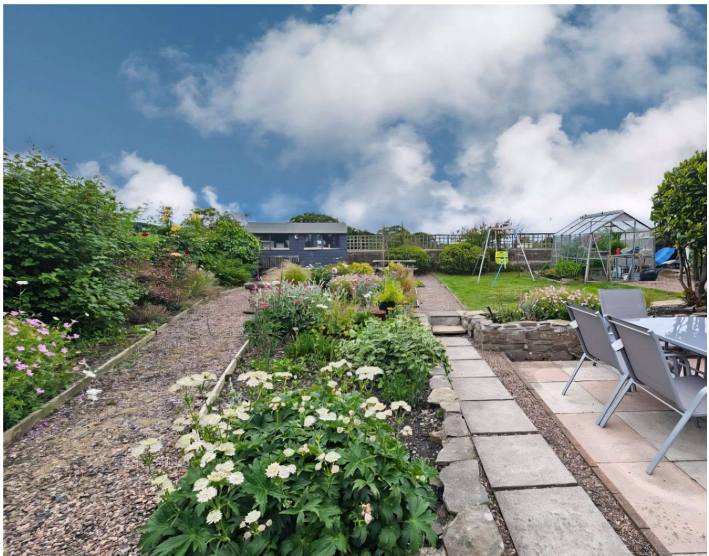
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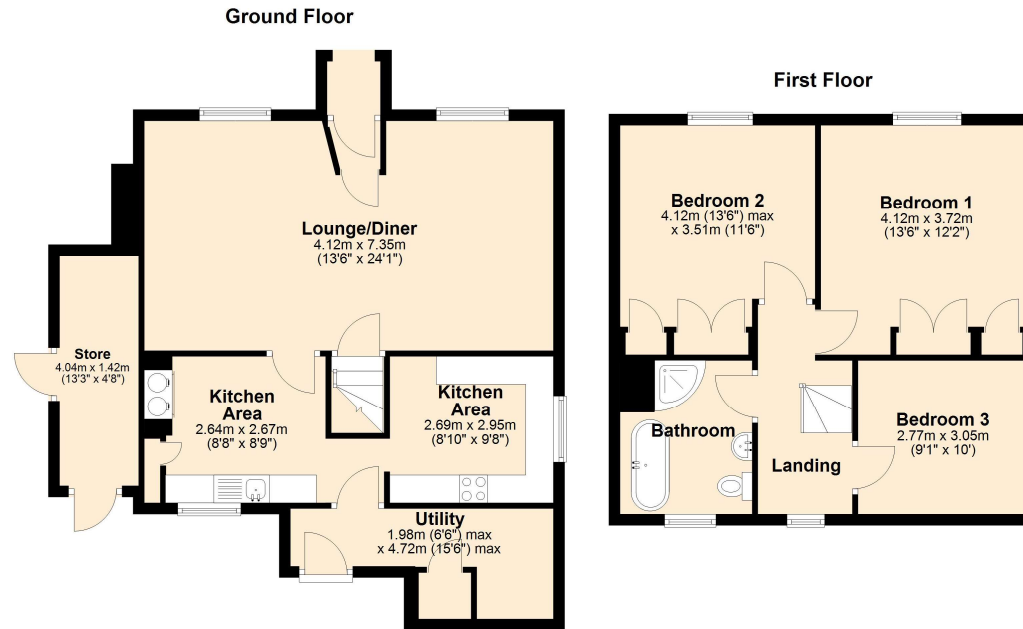
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Directions

From Bideford take the A386 towards Torrington until reaching Landcross and turn right, signed for Buckland Brewer & Parkham. Continue along this road until reaching the left hand bend where shortly after, the turning left to Buckland Brewer can be seen. Turn here and follow in to the village past the church and continue to the heart of the village where the property can be found on your right hand side almost opposite "The Coach and Horses" public house.

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

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