



Bond
Oxborough
Phillips

Changing Lifestyles

Lower Mead Farm
Welcombe
Bideford
Devon
EX39 6HH

Guide Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Lower Mead Farm, Welcombe, Bideford, Devon, EX39 6HH



- Full renovation required – cash buyers only
- Detached 4-bedroom period farmhouse
- Approx. 3,195 sq ft including barns and outbuildings
- Generous 0.31 acre plot
- Located in an Area of Outstanding Natural Beauty
- Extensive barns and storage rooms
- Potential for conversion or redevelopment (STP)
- Multiple reception rooms and utility areas
- Rural yet accessible location near Welcombe village
- Approx. 20 minutes to Bude and wider coastal amenities
- EPC: E
- Council Tax Band: E



Changing Lifestyles

01288 355 066
bude@bopproperty.com

Lower Mead Farm, Welcombe, Bideford, Devon, EX39 6HH

Exciting Renovation Opportunity – Detached 4-Bedroom Farmhouse with Extensive Barns on a 0.31 Acre Plot – Area of Outstanding Natural Beauty – Cash Buyers Only

Occupying a generous 0.31 acre plot within a designated Area of Outstanding Natural Beauty, Lower Mead Farm represents an incredibly rare opportunity to acquire a substantial detached farmhouse with extensive barns and outbuildings in a peaceful rural hamlet near Welcombe.

Requiring complete renovation throughout, this is a project for the bold and imaginative — offering a blank canvas for those seeking to restore or redevelop to create their ideal family home. The existing footprint, which includes a large main dwelling and a range of stone barns, offers enormous potential for transformation (subject to the necessary planning consents), whether for a spacious family home, dual living, creative workspace, or tourism-related venture.

Surrounded by rolling countryside and far-reaching views, whilst just a short drive to the coast, this is a chance to create something truly special in a stunning and secluded setting. Available to cash buyers only, this is a genuine one-off with scope rarely found in today's market. Viewings strictly by appointment with the appointed agent. Contact 01288 355066 or email bude@bopproperty.com for further details. EPC Rating E. Council Tax Band E

Situation

This very unspoilt parish is a quiet backwater famed for its stunning landscape and spectacular coastline much of which is now under National Trust stewardship. The small village of Welcombe has a popular Inn "The Old Smithy", and Pottery. The A39 is only about 3 miles and provides good access to the towns of Bideford, Bude, and Barnstaple. It leads to the North Devon link road with its M5 connection near Tiverton. About half a mile up the road from the cottage you can access the coastal footpath with its amazing seascapes/cliffside walks.

Outside

- Set within a peaceful 0.31 acre plot, the property is approached via a quiet country lane, with gated access opening into a private courtyard-style garden and hardstanding. Mature boundaries provide a good level of privacy and seclusion, with the surrounding open countryside offering panoramic rural views.

To the rear of the main residence is an impressive configuration of barns and outbuildings, including multiple store rooms and a range of large, open-plan barns – all offering excellent flexibility for potential conversion, workshops, or agricultural use (subject to planning).

Anti Money Laundering

- Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services

- Mains Water, Electric. Septic Tank located in nearby field.

Agents Note

- The executors have informed the agent that the roof of the property is asbestos.

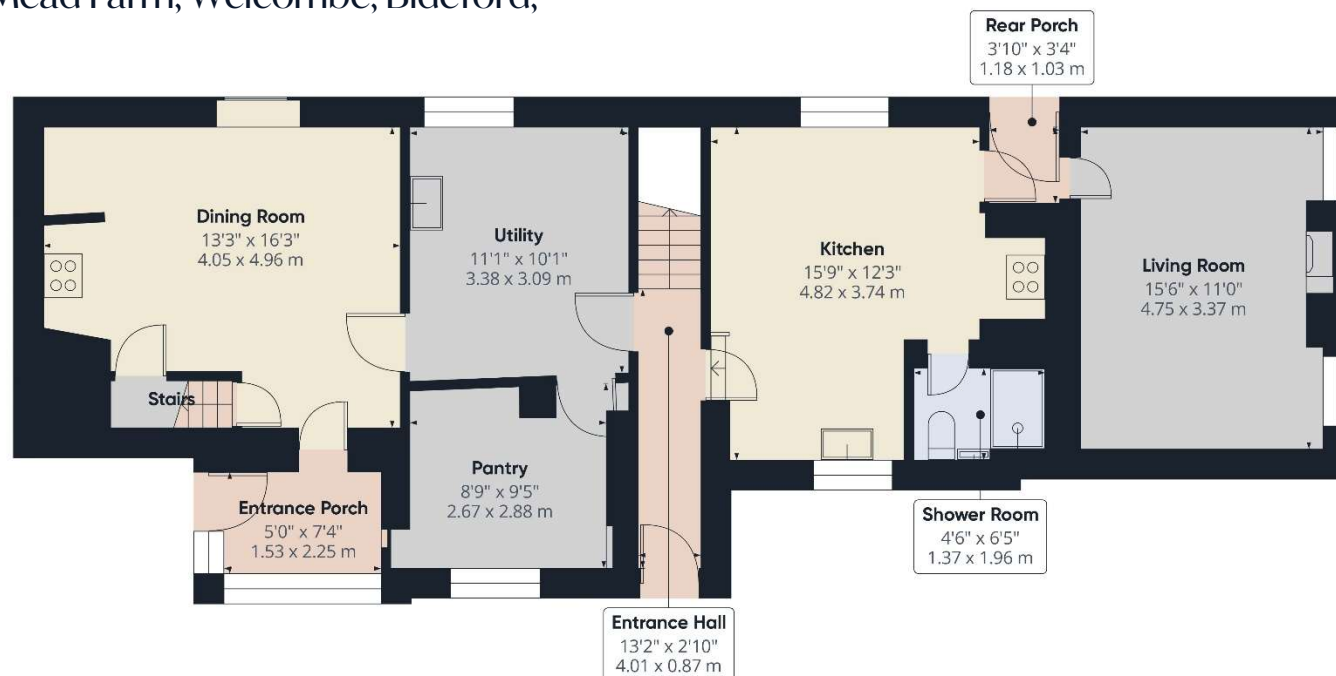
Changing Lifestyles



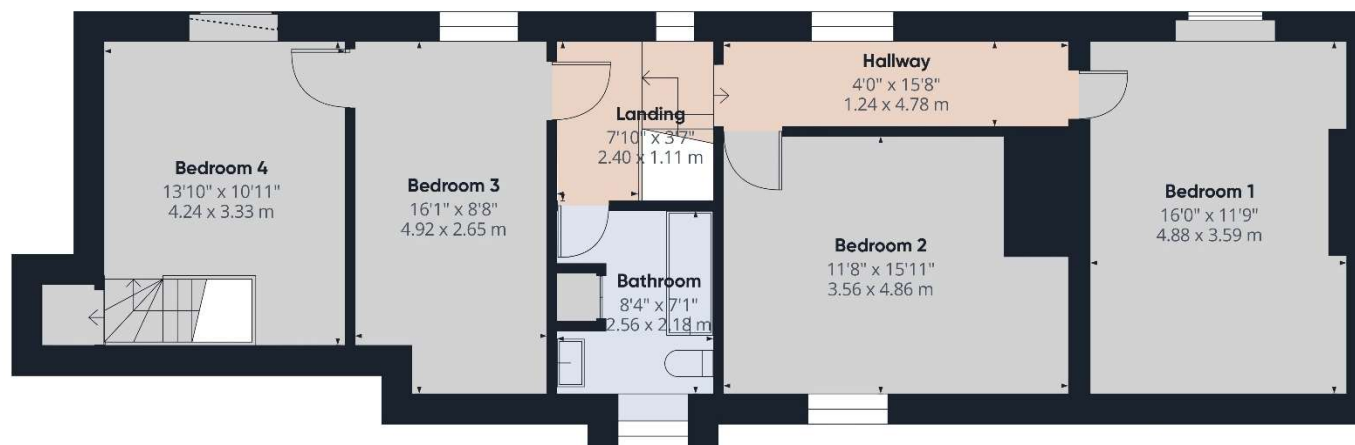
Changing Lifestyles

01288 355 066
bude@bopproperty.com

Lower Mead Farm, Welcombe, Bideford,



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1733 ft²
161.1 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

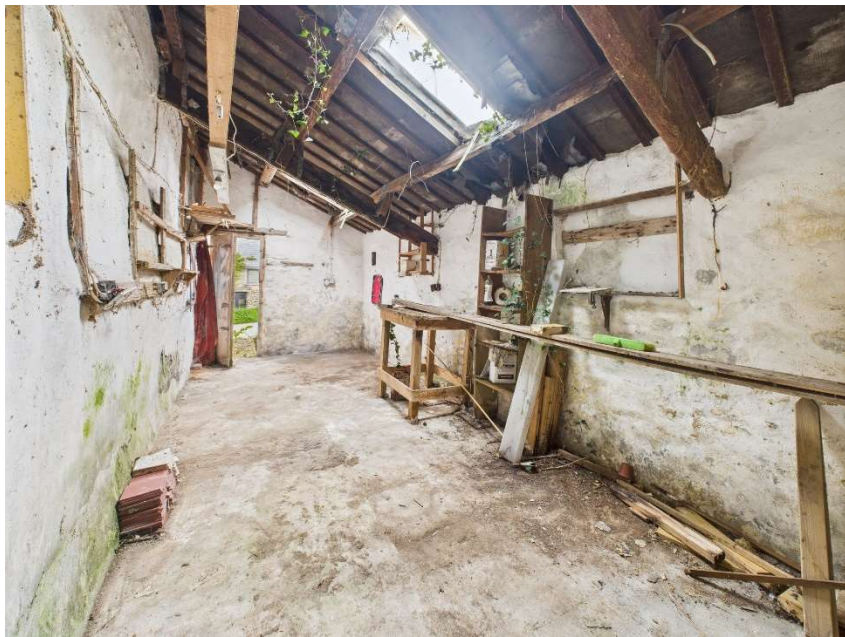
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Changing Lifestyles

01288 355 066
bude@boproperty.com



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Directions

From Bude proceed North on the A39 travelling through the village of Kilkhampton following the signs towards Bideford. At Welcombe Cross turn left signposted 'Welcombe'. Continue on this road for some 1.5 miles through Welcombe passing the Old Smithy public house and continue through the village and you will come to the Mead Corner. Go around this sharp right hand bend and you will then pass Mead Farm holiday cottages and after a short distance Lower Mead Farm will be found on your right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	16 G	