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Changing Lifestyles

29 Lower Abbots
Buckland Brewer
Bideford
Devon
EX39 5FH

Asking Price: £389,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

29 Lower Abbots, Buckland Brewer, Bideford, Devon, EX39 5FH



AN EXCEPTIONAL DETACHED HOME ENJOYING BREATHTAKING VIEWS

- 3 Bedrooms (1 En-suite)
- Superbly presented Kitchen / Breakfast Room
- Generous Lounge / Diner spanning the width of the property & opening to the rear garden
- Downstairs Shower Room & upstairs Bathroom
 - Driveway parking & Garage
- Thoughtfully designed low-maintenance rear garden framed by a captivating rural backdrop
 - Sought after village location



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Overview

Enjoying a prime position within the sought after village of Buckland Brewer, this exceptional 3 Bedroom detached home combines stylish modern living with some of the finest uninterrupted countryside views the area has to offer. Set within the small and well-regarded Lower Abbots development, the property backs onto open farmland, meaning there will be no further development behind, allowing its far-reaching rural outlook to be enjoyed for years to come.

From the moment you step inside, the quality of finish is clear. A bright and welcoming Hallway leads into a superbly presented Kitchen / Breakfast Room, tastefully refurbished by the current owners with a central island, high quality Bosch appliances and ample space for family dining. The generous Lounge / Diner spans the width of the property and features a striking built-in media wall, large sliding doors and a seamless connection to the landscaped garden – the perfect setting for both entertaining and quiet evenings watching the sunset over rolling countryside. A contemporary Shower Room completes the ground floor.

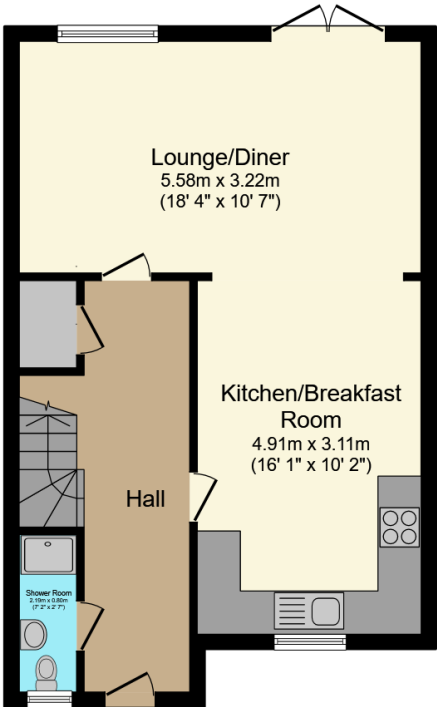
Upstairs, the Main Bedroom benefits from a sleek En-suite, while the second double Bedroom takes full advantage of the stunning views. The third Bedroom offers versatility as a home office or hobbies space. A modern Family Bathroom serves this floor.

Outside, a neatly landscaped frontage and ample driveway parking lead to the Garage. The rear garden has been thoughtfully designed for low-maintenance enjoyment, with a porcelain paved patio - ideal for al fresco dining, a lawned area and well-stocked borders, all framed by the captivating rural backdrop.

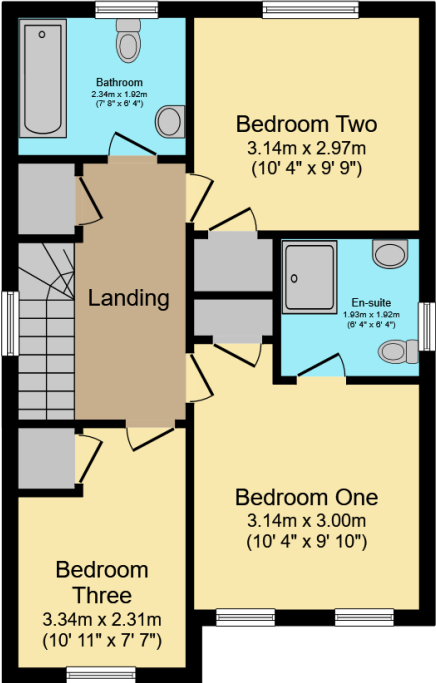
With Buckland Brewer's community amenities close by and Bideford only a short drive away, this home perfectly balances peaceful village life with convenient access to local services. Whether you're seeking a family home, a place to retire or simply a property where every day begins and ends with breathtaking views, this is an opportunity not to be missed.

Council Tax Band

D - Torridge District Council



Ground Floor
Floor area 47.8 sq.m. (515 sq.ft.)



First Floor
Floor area 47.8 sq.m. (515 sq.ft.)

Total floor area: 95.6 sq.m. (1,029 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

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 Quay proceed towards Torrington and upon reaching Landcross, turn right signposted Buckland Brewer. Follow this road and take the left hand turning signposted Buckland Brewer. Upon entering the village, continue through until you reach a left hand turn for "Hillparks - Leading to Lower Abbots". Follow this road into Lower Abbots, to where the property will be found on your right hand side displaying a numberplate.

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

