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Changing Lifestyles

29 Lower Abbots
Buckland Brewer
Bideford
Devon
EX39 5FH

Asking Price: £350,000 Freehold



Changing Lifestyles

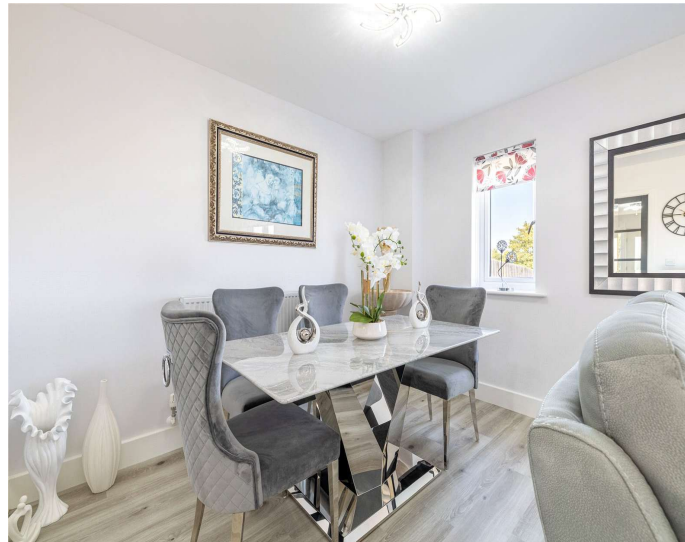
01237 479 999
bideford@boproperty.com

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

Offered for sale due to the current owners relocating overseas, this beautifully presented three-bedroom detached home enjoys a prime position within the highly sought-after village of Buckland Brewer, combining stylish modern living with some of the finest uninterrupted countryside views in the area.

Set within the small and well-regarded Lower Abbots development, the property backs directly onto open farmland, ensuring its far-reaching rural outlook will remain unspoilt for years to come. The setting provides a wonderful sense of space and tranquillity, perfectly complementing the home's contemporary design and thoughtful upgrades.

From the moment you step inside, the quality of finish is immediately apparent. A bright and welcoming hallway leads through to a superb kitchen/breakfast room, which has been tastefully refurbished by the current owners to create a practical yet sociable space. Featuring a central island, high-quality Bosch appliances and ample room for family dining, it works equally well for everyday living and entertaining.

The generous lounge/diner spans the full width of the property and forms the heart of the home. A striking built-in media wall creates a stylish focal point, while large sliding doors open directly onto the rear garden, allowing natural light to flood the space and providing a seamless connection to the outdoors. A contemporary ground floor shower room completes the downstairs accommodation.

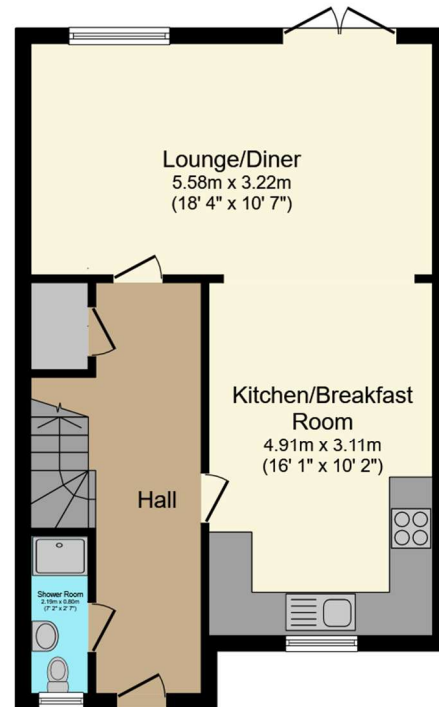
To the first floor, the principal bedroom benefits from a sleek en-suite shower room, while the second double bedroom makes the most of the exceptional countryside views. The third bedroom offers excellent flexibility, ideal as a home office, guest room or hobbies space, and is served alongside the others by a modern family bathroom.

Outside, the property continues to impress. A neatly landscaped frontage and ample driveway parking lead to the garage, while the rear garden has been thoughtfully designed for low-maintenance enjoyment. A porcelain-paved patio provides the perfect spot for al fresco dining, complemented by a lawned area and well-stocked borders, all framed by the captivating rural backdrop.

With Buckland Brewer's village amenities close at hand and Bideford only a short drive away, this home strikes an excellent balance between peaceful village life and everyday convenience. An ideal opportunity for those seeking a modern home with exceptional views, offered for sale simply due to an overseas relocation.

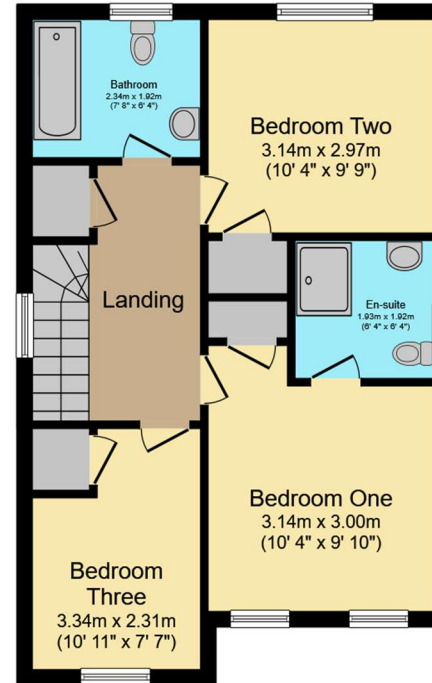
Council Tax Band

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

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

| 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 | | |

