

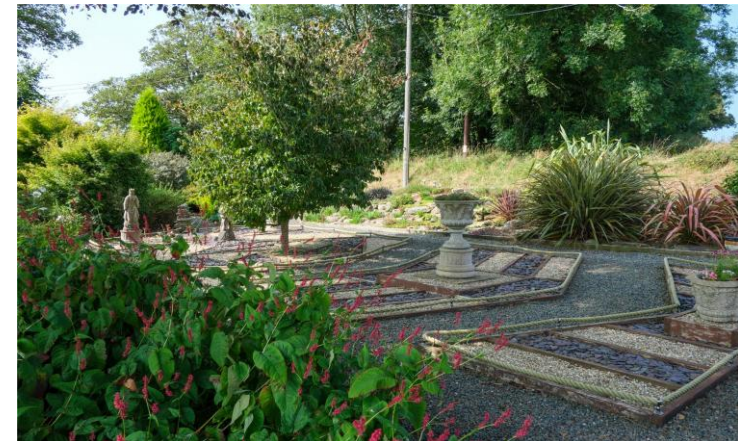


Bond
Oxborough
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Changing Lifestyles

Three Gables
Woolsery
Bideford
Devon
EX39 5PZ

Asking Price: £595,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Three Gables, Woolsery, Bideford, Devon, EX39 5PZ

A DETACHED COUNTRY HOME ENJOYING BREATHTAKING COUNTRYSIDE VIEWS



- 4 Bedrooms
- 2 Reception Rooms & sun-soaked Conservatory
- Set in approximately three quarters of an acre of mature gardens
- Versatile outbuildings & ample private parking
- LPG central heating & UPVC double glazing
- Tranquil rural setting just half a mile from Woolsery
- Close to the coast, beaches & walking trails
- Ideal for family living, remote working or multigenerational use



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Overview

Discover the North Devon lifestyle you've been dreaming of with this beautifully positioned 4 Bedroom detached country home offering panoramic views across rolling fields and reaching as far as Dartmoor. Nestled in tranquil grounds of around three quarters of an acre, Three Gables combines space, comfort and rural charm - just moments from the much loved village of Woolsery and within easy reach of North Devon's rugged coastline.

This well-presented and light-filled home enjoys generous and adaptable accommodation, including 2 inviting Reception Rooms, a well-equipped country-style Kitchen / Breakfast Room with walk-in pantry and utility spaces, and a bright Conservatory that opens directly onto the garden, providing the perfect spot to unwind and soak up the ever-changing landscape.

The spacious Lounge features a fireplace and flows seamlessly into the Conservatory, while the dual aspect Dining Room is ideal for both entertaining and everyday family life. There are 4 Bedrooms split across two floors, with Bathrooms on both levels offering practicality and privacy.

The property is approached via a gated private driveway, which provides extensive parking and turning space - currently accommodating multiple vehicles and a motorhome with ease. Set within approximately three quarters of an acre, the grounds at Three Gables have been thoughtfully landscaped to offer both visual appeal and everyday functionality - a perfect balance of lifestyle and practicality.

To the front, an abundant sweeping shrub border is framed by mature trees, ornamental planting and colourful borders, creating a wonderful sense of privacy and year-round charm. A sunken paved terrace provides a sheltered spot to relax, dine or entertain, complemented by a timber Summerhouse nestled in the corner for those seeking a peaceful retreat.

To the rear, a range of versatile outbuildings offer exciting scope for various uses. Two substantial Garages each feature roller doors, power and lighting. Beyond one of the garages lies a fully equipped Home Office / Studio - ideal for remote working, creative pursuits or running a business from home. Additional workshops and a greenhouse extend the property's potential for hobbies or practical use. The generous rear garden offers open space and privacy - ideal for growing vegetables and fruit as well as the opportunity to erect a detached annexe / ancillary accommodation (subject to necessary consents), making the property ideal for multi-generational living or those seeking guest or rental space.

All of this is surrounded by uninterrupted countryside views, delivering a rare opportunity to enjoy rural living in one of North Devon's most desirable locations.

Located just 0.5 miles from the vibrant and welcoming community of Woolsery, residents benefit from a village shop, post office, primary school, popular fish & chip shop, village hall and acclaimed pub / restaurant. The dramatic North Devon coastline is just a short drive away with Westward Ho! beach, Bideford's historic quayside and the scenic South West Coast Path all close at hand.

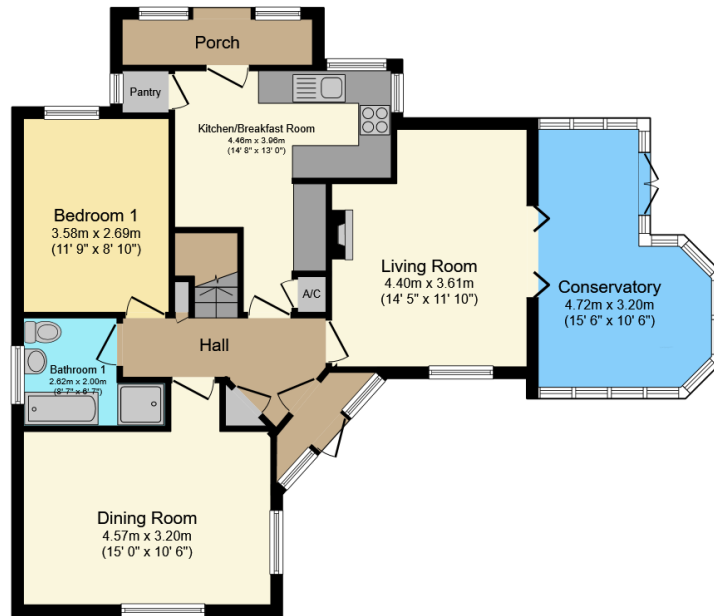
If you're looking for a country home with views, space, character and true lifestyle appeal, this is it. A rare opportunity to secure a rural retreat in a highly sought after part of Devon. Viewing is highly recommended to appreciate all that Three Gables has to offer.

Agents Note

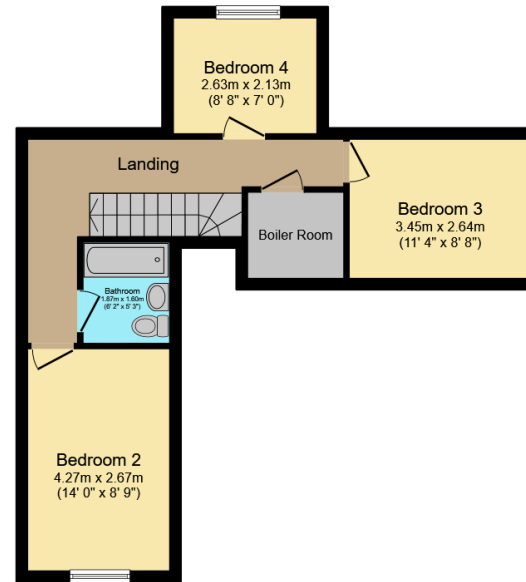
The property benefits from a private spring-fed well-water supply with treatment plant. Private septic tank drainage. Mains electricity. LPG central heating and hot water system.

Council Tax Band

D - Torridge District Council



Ground Floor
Floor area 85.1 sq.m. (916 sq.ft.)



First Floor
Floor area 42.9 sq.m. (461 sq.ft.)

Total floor area: 128.0 sq.m. (1,377 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

Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair, it's a really nice community that has earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall, & listed thatched roofed inn that has been completely refurbished. It's also close to the South West Coast Path for endlessly beautiful walks.

With short distance of the Atlantic Highway (A39), Woolfardisworthy 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 and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/called.toffee.insulated>

From Bideford Quay, proceed in an easterly direction and turn left at the Heywood Road roundabout junction with the Link Road. Proceed onwards, passing through Ford and Fairy Cross, Horns Cross and into Bucks Cross. With the Shop/Post Office on your right hand side, turn left and follow the road into the village of Woolsery. At the T junction, with the school ahead of you, turn left and proceed out of the village through Lower Town. Continue on this road until reaching the fork in the road. At the fork in the road, follow the road around to your left, go over the bridge and turn first left up the lane. Three Gables is the only property on your right hand side near the top.

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.

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 available 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

