



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Owl Cottage  
Yeo Vale  
Bideford  
Devon  
EX39 5ES

**Asking Price: £700,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

Owl Cottage, Yeo Vale, Bideford, Devon, EX39 5ES

## A CHARMING RURAL COTTAGE WITH 7.4 ACRES, STABLES & ARENA



- 4 Bedrooms
- Welcoming Sitting Room
- Well-appointed Kitchen / Breakfast Room
- Light-filled Conservatory
- Family Room with adjoining Bathroom
- Approximately 7.4 acres with 2 paddocks (1 winter paddock)
- Excellent equestrian facilities including 4 stables & well-drained arena
- Far-reaching countryside & valley views
- Landscaped gardens with Workshop / Summerhouse
- Double Garage & ample parking



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## Overview

**Situated in a truly idyllic and peaceful rural setting within the sought after Yeo Vale area near Bideford, Owl Cottage presents a rare opportunity to acquire a charming detached period home with exceptional equestrian facilities and land, all whilst remaining conveniently accessible to nearby towns and villages.**

**Enjoying far-reaching views across rolling Devon countryside and wooded valleys, the property offers a wonderful sense of seclusion without isolation, making it ideal for those seeking a lifestyle change whilst still being within easy reach of Bideford, local amenities and transport links.**

**The cottage, itself, is full of character and offers flexible and well-proportioned accommodation arranged over 2 floors. To the ground floor there is a welcoming Sitting Room featuring a wood burning stove, alongside a well-appointed Kitchen / Breakfast Room fitted with solid timber units and granite worktops, complete with an new electric Aga (available via separate negotiation). A light-filled Conservatory enjoys delightful views over the gardens and surrounding countryside, creating a perfect area for entertaining or relaxing. In addition, there is a useful Family Room with adjoining Bathroom facilities, offering potential for multi-generational living or guest accommodation.**

**To the first floor, the property offers 4 Bedrooms, including 3 doubles and a further single, all enjoying pleasant outlooks over the surrounding landscape, together with a Family Bathroom.**

**Externally, the property continues to impress. The landscaped gardens are thoughtfully arranged with mature planting, lawned areas and a generous terrace to the rear, ideal for outdoor dining whilst taking in the superb views. There is also a useful Workshop / Summerhouse.**

**For those with equestrian interests, the property is particularly appealing. Located just across the lane is a well-equipped stable block comprising 4 stables, a tack room and store, along with a large turnout yard and a 40m x 20m well-drained arena. The land is arranged as 2 paddocks, both with shelters, extending in total to approximately 7.4 acres, one of which serves as a useful winter paddock, providing excellent grazing and year-round practicality. The setup is ideal for horse owners or those looking for a manageable smallholding.**

**An attached Double Garage and ample off-road parking complete the picture.**

**This is a genuinely rare opportunity to acquire a characterful country home with land and equestrian facilities at a highly attractive price point. Offering a peaceful, rural lifestyle with stunning surroundings, yet within easy reach of amenities, Owl Cottage is perfectly suited to those with a love of the outdoors, horses or simply those seeking a quieter way of life in one of North Devon's most picturesque settings.**

## Services

Mains water, oil Fired central heating, private drainage via septic tank (not checked for compliance).

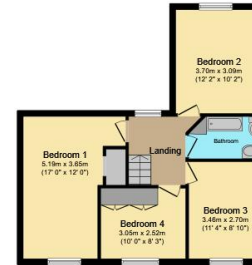
## Council Tax Band

D - Torridge District Council



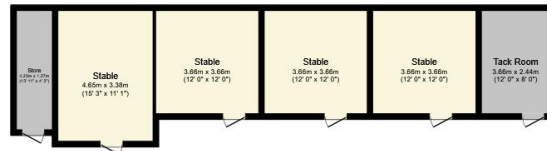
Ground Floor

Floor area 108.7 sq.m. (1,170 sq.ft.)



First Floor

Floor area 54.9 sq.m. (591 sq.ft.)



Outbuilding

Floor area 73.6 sq.m. (792 sq.ft.)

Total floor area: 232.9 sq.m. (2508 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





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## Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something out of the norm for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found in easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A very good regular bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe with ease.

## Directions

From Bideford Quay proceed towards Torrington passing the Old Bideford Bridge on your left hand side. After approximately 1.4 miles, just before Landcross Bridge, take the right hand turning towards Buckland Brewer / Parkham. Continue on this road passing through Whitehall and past the turning for Buckland Brewer on your left hand side. Continue a distance further passing the turning for Woodtown on your right hand side. Continue past an unmarked left hand turning and then take the next left hand turning which is a very sharp bend to your left (a short distance past this turning is the right hand turning for Goldworthy - indicating that you have passed too far along this road). Proceed uphill to where Owl Cottage will be situated on your left hand side clearly displaying a name plate.

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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### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

