



3 Shepherds Meadow
Beaford
Winkleigh
Devon
EX19 8NF

Asking price £280,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Village Location
- Three Double Bedrooms
- Multiple Reception Rooms
- Log Burner
- Front and Rear Garden
- Driveway parking
- Garage
- Conservatory
- EPC: TBC
- Council Tax Band: C



Nestled within the peaceful and welcoming village of Beaford, this charming three-bedroom detached bungalow enjoys a tucked-away position along a quiet separate road just off the main village road, offering a wonderful sense of privacy, peace, and security. Set back from the road itself, the property provides a tranquil setting ideal for families, downsizers, or anyone seeking a quieter pace of life surrounded by beautiful Devon countryside.

A private driveway provides parking for two vehicles alongside a garage, which also benefits from additional utility and storage space, ideal for everyday practicality.

Stepping inside, the home opens with a useful entrance porch before leading through into the main accommodation. The spacious living room forms a warm and inviting heart to the home, beautifully enhanced by a charming log-burning stove — perfect for cosy evenings during the cooler months. From here, the layout flows seamlessly into the separate dining room, creating an excellent social space for entertaining family and friends. Positioned to the rear, the dining room connects naturally through to the kitchen and conservatory, allowing the home to feel wonderfully open whilst still retaining distinct living areas.

The kitchen is well-positioned to the rear of the property offering ample worktop and cupboard space, the kitchen provides plenty of room for day-to-day cooking whilst also allowing space to prepare meals for larger family gatherings and social occasions. The conservatory enjoys lovely views across the garden and offers a peaceful additional reception space that can be enjoyed throughout the seasons, whether as a relaxing reading room, morning coffee spot, or entertaining area during the warmer months.



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All three bedrooms are generous doubles, each offering ample space for additional bedroom furniture and storage. The principal bedroom sits quietly to the rear of the property, overlooking the garden and creating a calm retreat at the end of the day. Bedrooms two and three are positioned to the front and enjoy pleasant outlooks towards the front garden and surrounding greenery. The family bathroom is well-appointed with a bath and shower over, vanity sink unit, WC, and the added benefit of further built-in storage.

Outside, the gardens wrap around the property from front to back and provide a wonderful outdoor lifestyle opportunity. Predominantly laid to lawn, the garden offers an excellent space for children to play safely, for keen gardeners to cultivate flower beds or vegetable patches, or simply for relaxing and enjoying the peaceful surroundings. A patio seating area creates the perfect setting for summer barbecues and outdoor dining, whilst the greenhouse and storage sheds provide excellent practicality for gardening enthusiasts, hobbies, or additional storage needs. The generous outdoor space offers plenty of versatility for families, pets, entertaining, or simply embracing outdoor village life.

The village of Beaford itself is a highly regarded rural community surrounded by rolling Devon countryside, offering a peaceful yet connected lifestyle. The village benefits from a strong sense of community and provides a range of everyday amenities including a well-regarded primary school, village shop, parish church, village hall, and local public house. The village hall regularly hosts local events and activities, helping to create a warm and welcoming community atmosphere, whilst the surrounding countryside offers beautiful walks and outdoor pursuits directly from your doorstep.



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The nearby market town of Great Torrington is within easy reach and offers a wider range of amenities including supermarkets, cafés, independent shops, schools, and healthcare facilities. The larger regional centres of Barnstaple and Bideford are also easily accessible, providing extensive shopping, leisure, and dining options.

For those needing transport links, the nearest railway station can be found at Barnstaple Railway Station, offering connections towards Exeter and beyond. North Devon's stunning coastline is also within comfortable driving distance, with popular beaches including Westward Ho! Beach, Saunton Sands, and Croyde Bay perfect for coastal walks, surfing, family days out, and enjoying everything the North Devon coast has to offer.

Combining spacious accommodation, wonderful gardens, village charm, and easy access to both countryside and coast, this delightful bungalow offers a fantastic opportunity to enjoy the very best of Devon living.

The vendor informs us that the property is thought to be constructed of block and brick under a concrete tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: LPG Gas Combi Boiler and log burning stove.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available, up to 80mbps download speed (information taken from Ofcom checker).

Mobile phone coverage: Available onsite, indoor limited and outdoor likely (see Ofcom checker for further information).

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Floorplan



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton, and after approximately 0.3 of a mile turn left onto the B3220 signposted Winkleigh/Exeter. Stay on this road for approximately 4 miles and upon reaching Beaford Village, turn left into Towell Lane. Follow this road for a short period where the property will be found on your right hand side with a numberplate and For Sale board clearly displayed.

What3Words - [///producing.ironic.lively](https://www.what3words.com/)

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.

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

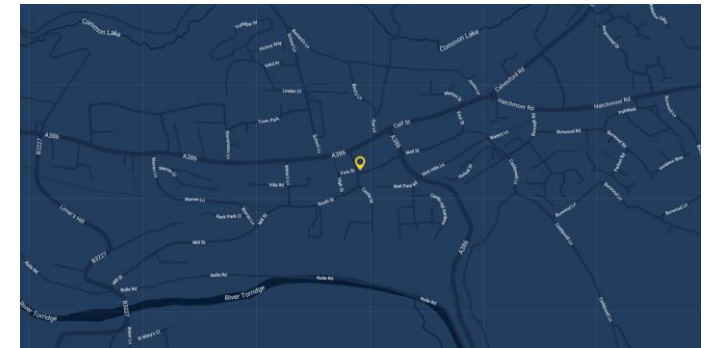
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