



Bond
Oxborough
Phillips

Changing Lifestyles

The Beeches
Buckland Brewer
Bideford
EX39 5NN

Asking Price: £825,000 Freehold



Changing Lifestyles

01409 254 238
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The Beeches, Buckland Brewer, Bideford, EX39 5NN

- LARGE DETACHED HOME
- 4 BEDROOMS
- 1 ENSUITE
- NESTLED IN 0.58 ACRE
- STYLISHLY PRESENTED THROUGHOUT
- SELF CONTAINED HOLIDAY LET
- QUADRUPLE GARAGE
- STUNNING PANORAMIC COUNTRYSIDE VIEWS
- PEACEFUL RURAL SETTING
- EPC: C
- Council Tax Band: C



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Overview:

Set within approximately 0.58 of an acre of beautifully maintained grounds, this exceptional detached countryside residence combines timeless character with refined contemporary living, enjoying far-reaching rural views in an idyllic setting.

Immaculately presented throughout, the property offers generous and versatile accommodation, including a superb four-bedroom family home, a beautifully appointed one-bedroom holiday let, a quadruple garage complex, and extensive landscaped gardens.

A welcoming boot room and porch provide an impressive introduction to the home, leading into a stylish and thoughtfully designed kitchen featuring matching cabinetry, integrated appliances, an electric Aga (available by separate negotiation), and a central breakfast bar ideal for informal dining. The adjoining dining room is perfectly suited to entertaining, with twin patio doors opening seamlessly onto the rear gardens, while the elegant sitting room offers a warm and inviting atmosphere centred around a feature stone fireplace with inset log burner.

Further ground floor accommodation includes a practical utility room with additional storage and appliance space, together with a cloakroom comprising WC and wash hand basin. To the first floor, a striking vaulted landing with exposed beams leads to the luxurious principal suite, enjoying delightful countryside views and a beautifully appointed en-suite bathroom complete with roll-top bath and walk-in shower. Three additional double bedrooms are all generously proportioned and served by a contemporary family bathroom.

Positioned discreetly behind the garage block is a superb self-contained holiday let, offering excellent income potential or ideal guest accommodation. This light-filled open-plan living space features vaulted ceilings, a log burner, fitted kitchen, dining area, and sitting room, alongside a spacious double bedroom with built-in wardrobes and en-suite shower room. Outside, a raised decked terrace provides a tranquil setting for outdoor relaxation.

The impressive quadruple garage benefits from electric doors and power supply, in addition to an adjoining workshop/gym currently utilised as a home office and fitness space. Accessed via a gated driveway, the property provides extensive parking and beautifully landscaped gardens, predominantly laid to lawn, complemented by a charming greenhouse and uninterrupted views across the surrounding countryside.

This is a truly outstanding country home, effortlessly blending elegance, comfort, and versatility in a peaceful rural setting.

Situated approximately 3.5 miles from the sought-after village of Buckland Brewer, the property enjoys an enviable position between Exmoor and Dartmoor National Parks, while remaining within easy reach of the stunning North Devon coastline. Buckland Brewer offers a charming village lifestyle with a strong sense of community, together with a village hall, traditional public house, and general store. The nearby towns of Bideford and Great Torrington provide a comprehensive range of amenities including independent boutiques, cafés, restaurants, supermarkets, and leisure facilities.

The area is particularly well regarded for its access to excellent schooling, with Buckland Brewer Primary School nearby and secondary schooling available in both Bideford and Torrington, served by local transport links.

The spectacular North Devon coast, with its sandy beaches, hidden coves, and picturesque fishing villages including Clovelly and Appledore, can be reached within approximately 30 minutes, offering endless opportunities for coastal walks and outdoor pursuits. Excellent transport connections are available via the North Devon Link Road to the M5 motorway, while Barnstaple Railway Station provides regular services to Exeter and London Waterloo, making the property equally suited for commuters and those seeking an idyllic lifestyle retreat.

Location

The Beeches is conveniently located to nearby villages including Buckland Brewer, Parkham, Bradworthy, Woolsery, and Stibb Cross, all of which are within some 3 to 5 miles of the property and between provide local services including Primary Schools, Post Office, Local Shops, and Places of Worship. Further afield, some 8 to 10 miles, are the larger towns of Great Torrington noted for its Rosemoor Gardens, and the port and market of Bideford at the mouth of the River Torridge which provides comprehensive facilities including Senior Schooling, Swimming Pools, and to the North of Bideford, Westward Ho! with its famous pebble ridge and golf club. Running between Bideford and Clovelly, to the North of the property, is the dramatic North Devon Coastline with superb walks along the coast together with fishing and boating. From Bideford there is a short drive on the A39 through to Barnstaple, the Regional Centre of North Devon, where there is access onto the North Devon link road which provides a speedy link to the M5 and beyond. Bude on the North Cornish coast with its safe sandy surfing beaches is within an easy drive being some 20 miles distant. The well known co-educational school of Shebbear College is situated within a short driving distance. The Tarka Trail at Watergate is approximately 3 miles and provides a most pleasant area to walk and cycle, linking with the Granite Way to the South and Exmoor to the North. The property also benefits from superb access to many miles of unclassified quiet lanes, with very little traffic, for more local walking, cycling, and horse riding.

Services - Mains water and electricity. Private drainage via a septic tank. Oil fuelled central heating.

Agents Notes - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions

From Holsworthy, proceed on the A388 Bideford road and after approximately 9 miles you will reach the village of Stibb Cross. Here turn left signed Woolsery/Clovelly and continue on this road, for approximately 2 miles, turning left signed Putford, follow this road for approximately 0.25 miles whereupon the property will be found on the left hand side.





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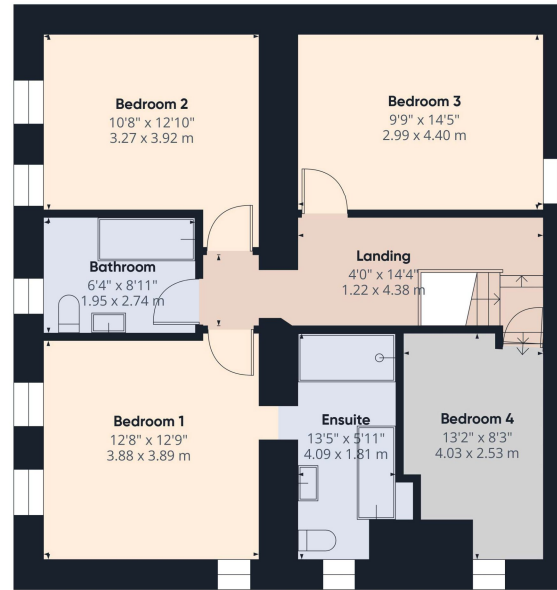
The Holiday Let



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Floorplans



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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