



Bond
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Changing Lifestyles

Spuddlers Barn
West Eckworthy
Buckland Brewer
Bideford
Devon
EX39 5NF

Asking Price: £650,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Spuddlers Barn, West Eckworthy, Buckland Brewer, Bideford, Devon, EX39 5NF

A BEAUTIFULLY PRESENTED BARN CONVERSION SET IN APPROXIMATELY 3 ACRES



- 3 Bedrooms

- Welcoming Sitting / Dining Room centred around a wood burning stove
 - Practical & attractive country-style Kitchen
 - Stylish 4-piece Bathroom
 - Generous parking for numerous vehicles
- Ideal smallholding with stables, chicken coops & extensive outbuildings
- Paddocks, wildlife lake, log cabin, summerhouse, workshops, barns & 2 greenhouses
- A peaceful rural hamlet location surrounded by beautiful countryside



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Nestled within a peaceful rural hamlet surrounded by the rolling North Devon countryside, Spuddlers Barn presents a rare opportunity to embrace a lifestyle that many dream about but few ever achieve. Set within approximately 3 acres of beautifully maintained grounds, this charming detached barn conversion offers the perfect balance between comfortable modern living and the freedom to enjoy your own smallholding, hobby farm, equestrian interests or simply a more self-sufficient way of life.

The current owners have invested considerable time, effort and care into both the property and grounds, creating a home that is now beautifully presented throughout and ready for immediate occupation. While not a particularly large house, the accommodation has been thoughtfully arranged and is ideally suited to couples, those seeking a slower pace of life in the countryside, or perhaps buyers looking to accommodate a relative while still retaining manageable living space.

The property enjoys the benefit of fibre broadband, making it equally appealing for those wishing to work from home whilst enjoying a truly idyllic rural setting. Light and airy throughout, the accommodation offers a wonderful sense of comfort and tranquillity, with windows framing views across the surrounding land and countryside.

At the heart of the home is a welcoming Sitting / Dining Room centred around a characterful wood burning stove, while the country-style Kitchen is both practical and attractive, complete with a Rangemaster range cooker, American-style fridge / freezer and an integrated dishwasher, all of which are included within the sale. Upstairs, the Bedrooms provide comfortable accommodation and are complemented by a particularly stylish 4-piece Bathroom featuring both a bath and separate shower, creating a luxurious space in which to relax and unwind.

Outside is where Spuddlers Barn truly comes into its own. The grounds have been carefully organised to support a variety of rural pursuits and currently include paddocks, an orchard, a picturesque wildlife lake and a wide range of useful outbuildings. There is potential for equestrian use, although prospective purchasers should note that parts of the land are sloping in nature. Equally, the property is perfectly suited to those interested in keeping livestock, poultry, growing produce, enjoying outdoor hobbies or simply making the most of the space and privacy on offer.

A substantial driveway leads down to a generous parking and turning area capable of accommodating numerous vehicles, trailers or machinery. The extensive range of outbuildings includes stables, workshops, storage barns, animal shelters, chicken coops, two greenhouses, a summerhouse and a log cabin, offering outstanding versatility for a wide range of uses. Whether your ambition is smallholding, gardening, craftwork, storage, home working or recreational use, the possibilities are extensive.

To the front of the house is an attractive area designed for outdoor enjoyment, providing a wonderful place to sit, relax and take in the peaceful surroundings. This, in turn, leads onto an expansive lawn interspersed with a variety of mature trees and planting, creating colour, interest and a wonderful habitat for local wildlife. Beyond, the grounds unfold into a series of paddocks, gardens and recreational areas, culminating in the delightful wildlife lake which provides a tranquil focal point within the landscape.

Located in the quiet hamlet of West Eckworthy, approximately three miles from Buckland Brewer and within easy reach of Bideford, Torrington and the stunning North Devon coastline, the property enjoys an enviable balance of seclusion and accessibility. Sandy beaches, dramatic coastal walks, traditional villages and everyday amenities are all within convenient reach.

Spuddlers Barn is not simply a home; it is a lifestyle opportunity. Whether your vision involves smallholding, self-sufficiency, equestrian interests, creative projects or simply enjoying the peace and beauty of the Devon countryside, this unique property provides the space, flexibility and setting to make that vision a reality.

Agents Note

This property has oil fired central heating and a septic tank.

Council Tax Band

E - Torridge District Council



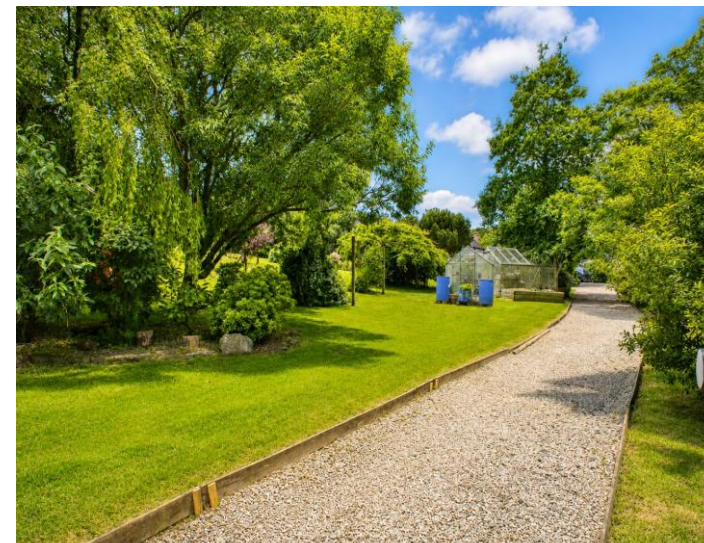
Total floor area: 213.5 sq.m. (2,299 sq.ft.)

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

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

Directions to this property can be easily found by using What3words: <https://w3w.co/wealth.vocally.include>

From Bideford Quay, proceed towards Torrington on the A386. Just before reaching Landcross Bridge, turn right signposted Buckland Brewer / Parkham / Bradworthy. Continue along this road for several miles before taking the left hand turning signposted to Buckland Brewer.

Pass through the village, continuing beyond the village pub, and turn right opposite the primary school. Follow this country lane for approximately 1.7 miles. At Little Tythacott, bear right at the fork in the road and continue past the thatched cottage. At the subsequent T-junction, turn right signposted towards Stibb Cross and Holsworthy.

Continue along this road, passing Great Eckworthy on your left hand side. As the road climbs the hill, a gravel driveway will be found on your right hand side. Follow the driveway down to where the entrance to Spuddlers Barn will be found at the bottom.

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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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

