



Bond
Oxborough
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Changing Lifestyles

The Old Blacksmiths
Buckland Brewer
Bideford
Devon
EX39 5LU

Asking Price: £650,000 Freehold



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01805 624 426
torrington@boproperty.com

The Old Blacksmiths, Buckland Brewer, Bideford, Devon, EX39 5LU

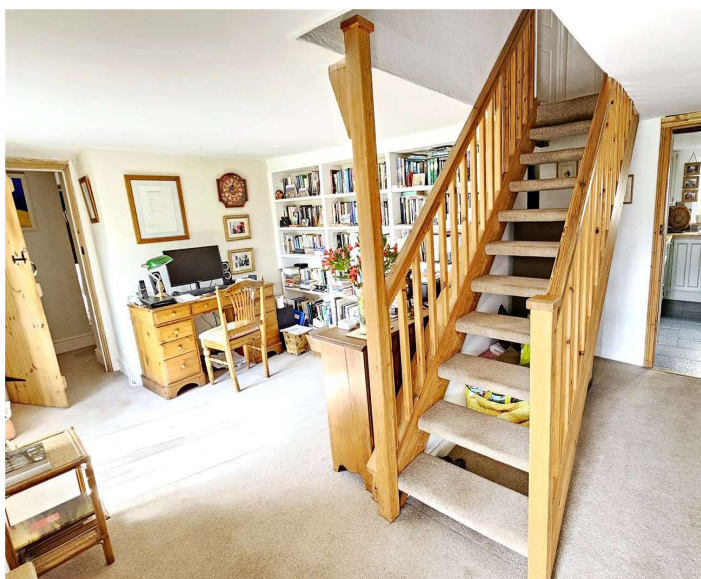


- Four bedroom main house
- Three reception rooms
- Two shower rooms
- Separate three bedroom cottage
- Currently generating £13,200 per annum
- EV charging point
- Ample off road parking
- Heart of village location
- EPC: E Main House and cottage alike
- Council Tax Band: F Main house
Council Tax Band: D Verbena Cottage



Pleasantly situated in the heart of the popular North Devon Village of Buckland Brewer is this lovely family home. The Old Blacksmiths is the main residence, providing four good sized bedrooms that are complimented perfectly by Verbena Cottage, a separate three bedroom dwelling, ideal as an annex for multi-generational family members or for the use as an investment vehicle. The current owners have Verbena Cottage let out on a short hold tenancy which is generating £13,200 per annum, but you could also easily holiday let the cottage should you so wish.

Buckland Brewer is a thriving village surrounded by the rolling hills of the North Devon Countryside providing miles of pleasant walks. The village pub is literally just across the road, a very pretty, thatched and Grade II listed building, an ideal retreat to chat away your woes. There is a community hall and shop, village primary school and village church close at hand. The Village is nestled roughly six miles from the nearest towns of Great Torrington and Bideford with further amenities at hand. Recreationally there is plenty to do in the local area, from the miles of beautifully sandy beaches by the coast, a stroll around the stunning gardens of RHS Rosemoor to miles and miles of cycling and walks on the locally renowned Tarka Trail. The Trail is a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.



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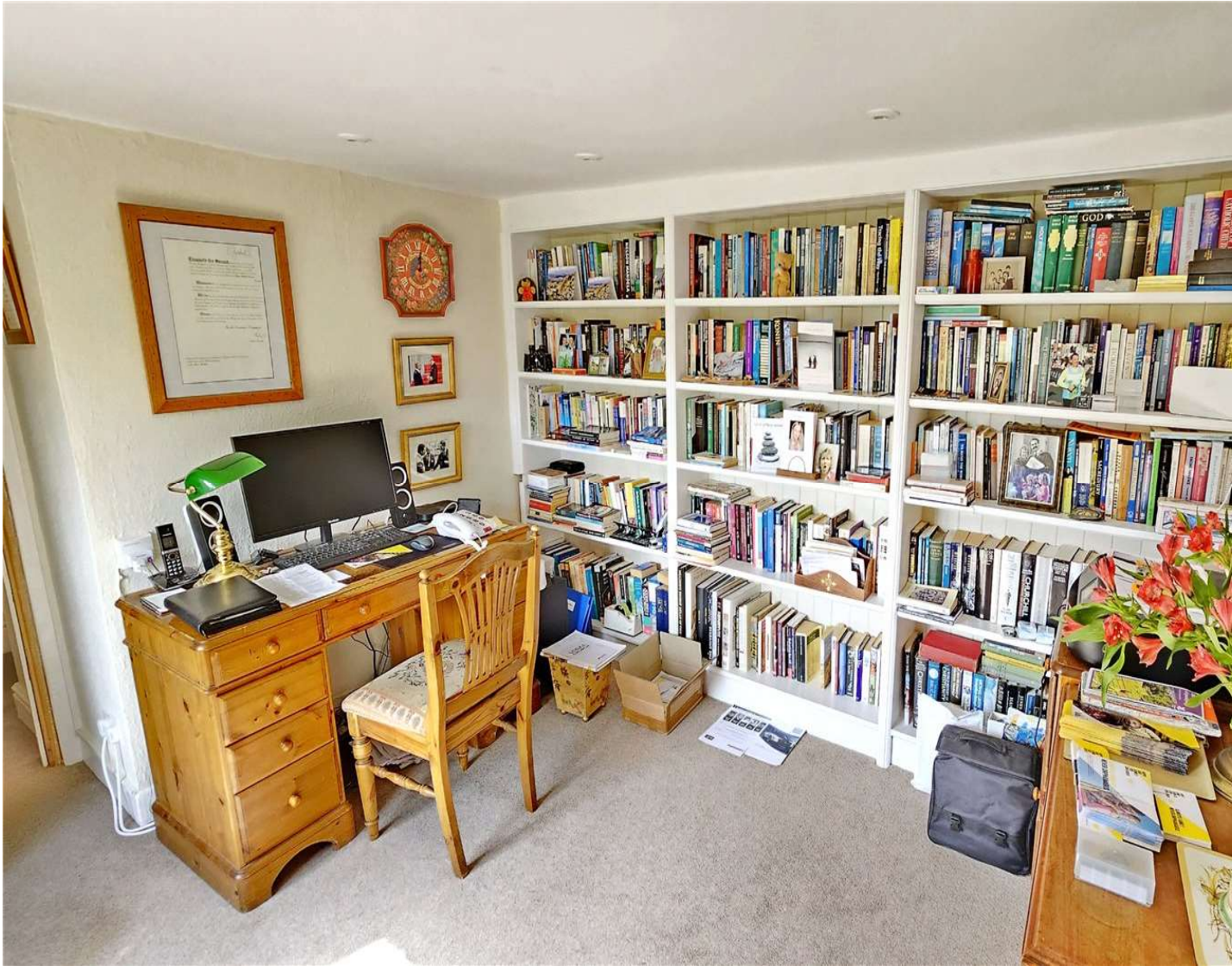
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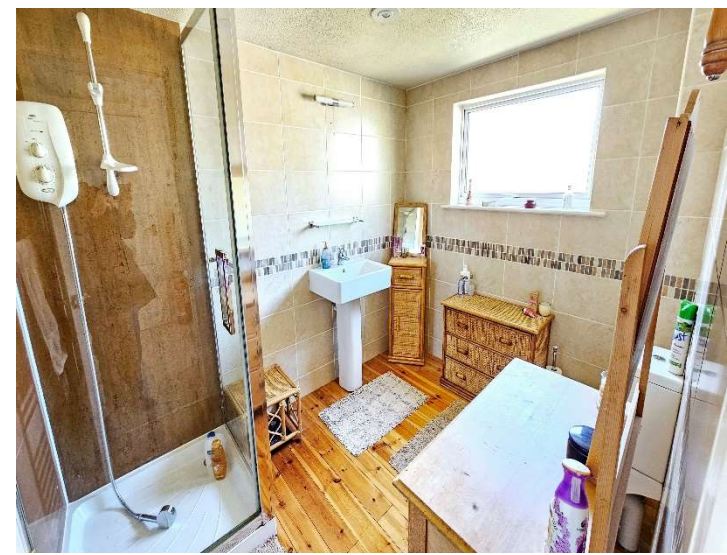
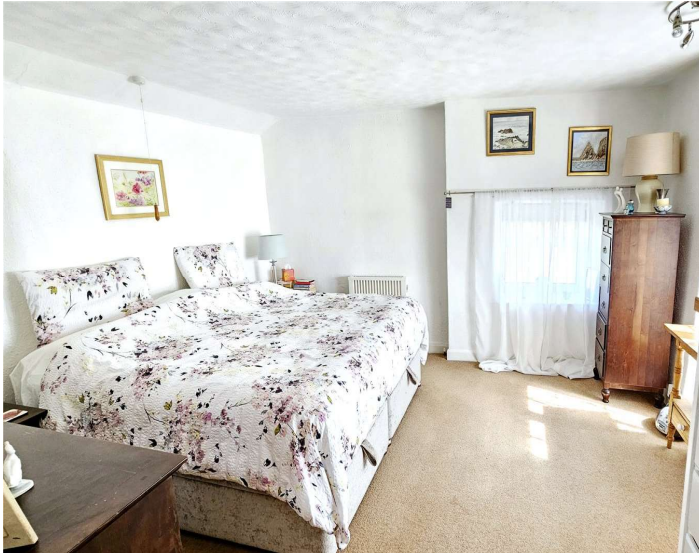
The Old Blacksmiths is a fine example of how best to blend the character of yesteryear with the convenience of modern day living. In the living room there is a beautiful feature stone inglenook fireplace with wooden bressumer and an open fire that allows for all the lovely sounds and smells that you would associate with the same. The kitchen has been sympathetically refitted to a farm house style to help accentuate the feeling of the building but with the added benefit of having built in appliances including an oven and hob. There are four double bedrooms that are accessed by two separate stair cases to landings each with their own shower rooms. The master bedroom further benefits from a large walk through dressing room complete with ample wardrobe hanging space. All in all, this beautiful family home offers fantastic versatility, spacious accommodation and a relaxing environment to unwind.

Verbena Cottage, situated the other side of the garden is an ideal annex or investment cottage providing three double bedrooms the master of which boasting an ensuite shower room, a large open plan living space, kitchen with fitted hob and a separate family shower room.

The two properties are separated by a lovely lawned South facing garden with an additional hard standing providing off road parking for several cars and an EV charging point for those that have progressed into electric vehicles.



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Directions

From Bideford take the A386 towards Torrington until reaching Landcross and turn right, signed for Buckland Brewer & Parkham. Continue along this road until reaching the left hand bend where shortly after, the turning left to Buckland Brewer can be seen. Turn here and follow in to the village past the church and continue to the heart of the village where the property can be found on your right hand side almost opposite "The Coach and Horses" public house.

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.

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

2 Well Street
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EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

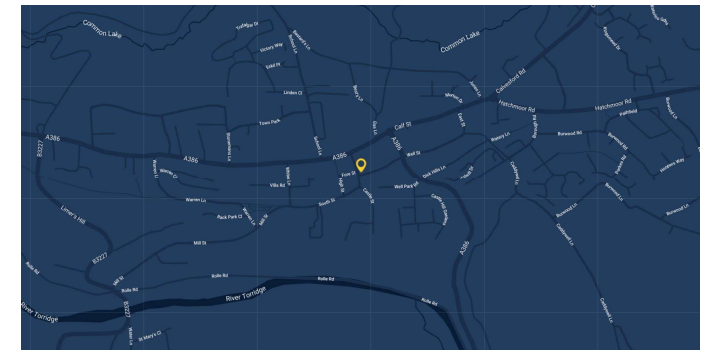
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