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Changing Lifestyles

3 The Mews
Buckland Brewer
Bideford
Devon
EX39 5NE

Asking Price: £425,000 Freehold

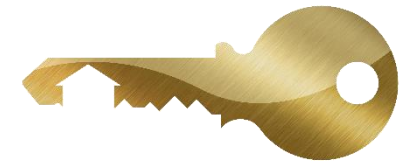


Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 The Mews, Buckland Brewer, Bideford, Devon, EX39 5NE

A CHARMING END-OF-TERRACE HOME WITH A 2-ACRE PADDOCK & DETACHED STABLE BLOCK



- 2 Bedrooms

- Peaceful countryside setting on the outskirts of Buckland Brewer
 - Spacious, open-plan Kitchen / Diner
- Bright Living Room with French doors to the south-facing garden
 - Ground Floor Shower Room & Cloakroom
 - Low-maintenance south-facing garden with seating areas, outbuildings & direct access to the paddock
- 2 allocated off-road parking spaces, with on-site EV charging points
 - No onward chain



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Overview

Set in an idyllic countryside location on the outskirts of Buckland Brewer, this delightful 2 Bedroom end-of-terrace home presents a rare and unique opportunity offering not just a charming residence but also the incredible benefit of a 2-acre paddock with a detached stable block. Perfect for those with equestrian interests, this property is a true one-off, providing land and stabling at an exceptionally competitive price point.

Tucked away in a peaceful and picturesque setting, 3 The Mews promises a tranquil escape from the hustle and bustle of modern life. While ideally suited for equestrian use, the land and outbuildings also offer fantastic versatility - potentially serving as a detached workshop or additional space to suit personal or professional pursuits.

Inside, the home features 2 generously sized double Bedrooms, both benefiting from fitted wardrobes. The Main Bedroom enjoys lovely views over the rear garden and includes a practical utility cupboard housing the LPG fired boiler, with plumbing and space for a washer / dryer. The First Floor is completed by a spacious Bathroom conveniently positioned between the 2 Bedrooms.

On the Ground Floor, the Entrance Hallway provides a welcoming space for coats and shoes before leading into the bright and airy, open-plan Kitchen / Diner - a versatile hub of the home. This well-appointed space includes a built-in oven and hob with extractor, an under-counter fridge and freezer and a freestanding dishwasher included in the sale. With its adaptable layout, this space could function equally well as a Kitchen / Diner or a combined Kitchen / Living area. A doorway from the Kitchen leads to a convenient Cloakroom.

To the rear of the property, the Living Room enjoys direct access to the south-facing garden via French doors. Adding to the home's versatility, this room also benefits from an adjoining Shower Room, making it ideal as an occasional guest bedroom or as a practical space for freshening up after a day's riding.

The south-facing rear garden is designed for easy maintenance, featuring a private seating area - perfect for dining or relaxing, with steps leading to a further low-maintenance section before transitioning into a lawned area with wooden outbuildings. A final stretch of lawn leads up to the paddock, seamlessly connecting the house to the land. There is also a lovely seating area at the front of the property, ensuring you can enjoy the sun throughout the day.

The property further benefits from 2 allocated off-road parking spaces, while on-site EV charging points provide additional convenience. Despite its serene rural setting, the home is well-connected, with a range of towns and villages just a short drive away.

Offered for sale with no onward chain, this truly special home offers an unrivalled opportunity to enjoy countryside living with the added bonus of land, stables and boundless potential.

Agents Note

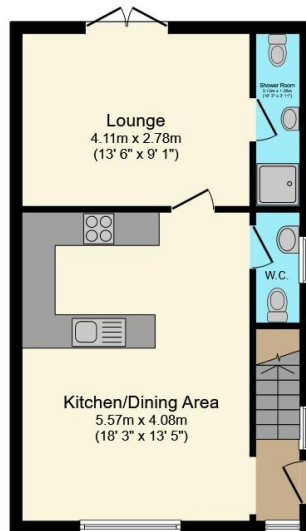
This property benefits from having LPG fired central heating

This property has a mains water supply

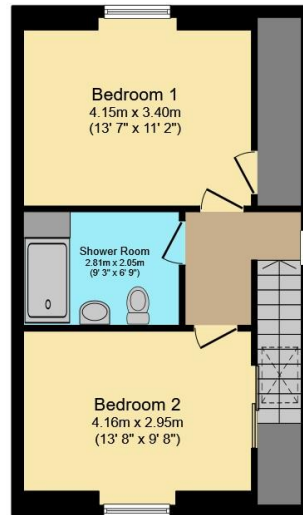
There is a recently installed modern shared septic tank / treatment plant that serves this property and 3 others

Council Tax Band

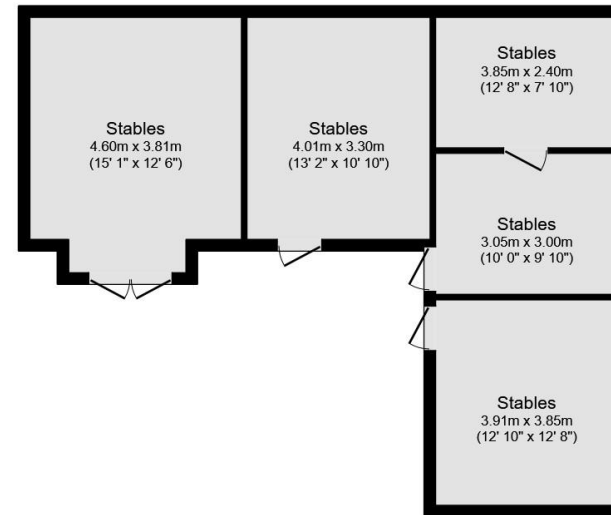
B - Torridge District Council



Ground Floor
Floor area 44.0 m² (474 sq.ft.)



First Floor
Floor area 41.3 m² (445 sq.ft.)



Outbuilding
Floor area 59.4 m² (639 sq.ft.)

TOTAL: 144.7 m² (1,558 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 www.Propertybox.io



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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/freedom.watch.schooling>

From Bideford Quay proceed towards Torrington. After approximately 1 mile turn right signposted Buckland Brewer / Littleham / Parkham. Follow the signposts into the village. Upon reaching the village, continue through passing the Church on your left hand side. Towards the end of the village, take the right hand turning opposite the School. Proceed along this road for some distance until you see the sign for The Mews on your left hand side. Proceed up the drive and park in one of the two concrete areas on your right hand side allocated to number 3. An agent will meet you here and will lead you to the property.

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.

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 available 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...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 106 |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

