



## The Beeches Nr Buckland Brewer, Bideford, Devon, EX39 5NN

Price Guide £850,000

- Large Detached Home
- Self Contained Holiday Let
- Rolling Countryside Views
- Sat Within Two Thirds Of An Acre
- Large Garage
- Quiet Location
- Stylishly Presented Throughout
- Workshop
- Must See!

# The Beeches Nr Buckland Brewer, Bideford EX39 5NN

Situated within a cluster of homes in a tranquil rural setting, The Beeches enjoys far reaching uninterrupted countryside views throughout the home. Having undergone major refurbishment throughout the property, The Beeches offers expansive living space that has been sympathetically developed to offer stylish modern living whilst still maintaining much of the homes original character. Sitting within 2/3 of an acre with large detached double garage, workshop and private holiday let, with level enclosed lawns and ample gated off road parking.



Council Tax Band: C





## Location

Located just a 10 minute drive from the popular village of Buckland Brewer with its picture postcard church, welcoming pub, local shop and highly regarded school. Within 20 minutes of the charming market town of Bideford with its famous pannier market, offers an array of pubs, shops, banks, post office and restaurants. Westward Ho! with its 2 miles of golden sandy blue flagged beach, is just a 10 mile drive and is a favourite with surfers, families and bathers alike. Protected by the unique natural feature of the pebble ridge the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon Golf Club. Barnstaple the regional centre of North Devon is approximately 20 miles away reached via the North Devon link road and offers all the areas main shopping, business, commercial and leisure pursuits, with it also offering links to Exeter via its picturesque train station.

## THE BEECHES

### Ground Floor

#### Boot Room/Porch

12'4" x 9'0"

This triple aspect room welcomes you into the home.

#### Kitchen

13'7" x 12'11"

This stylishly presented kitchen offers a selection of matching floor and eye level units with the addition of a useful breakfast bar that offers ample worktop space. This extremely well-equipped kitchen boasts an array of integrated appliances including fridge/freezer, dishwasher and electric Aga with an extractor hood fitted over.

#### Dining Room

29'11" x 12'3"

Spacious dining room with views out onto the rear garden from two patio doors and provides access down onto the rear garden.

#### Living Room

13'8" x 13'0"

This cosy room is fitted with a log burner inset in a feature stone fireplace, and offers the perfect place to relax and unwind in.

## Utility

7'9" x 7'0"

Fitted with a range of matching floor and eye level units, with under counter storage and plumbing for white goods.

## Cloakroom

6'7" x 3'4"

Fitted with a low level WC and wash hand basin.

## First Floor

Leads up to an open landing with vaulted ceiling and exposed wooden beams.

### Bedroom 1

12'8" x 12'7"

Generous double room, benefiting from dual aspect which overlooks the garden and countryside views.

### Ensuite Bathroom

13'2" x 5'11"

A modern four piece suite comprising a walk-in shower cubicle with white tile surround, roll top bath, low level WC and hand wash basin.

### Bedroom 2

14'5" x 9'10"

A further generous double bedroom with vaulted ceilings.

### Bedroom 3

12'8" x 10'7"

Another double bedroom which overlooks the rear garden and boasts far reaching countryside views.

### Bedroom 4

12'3" x 8'2"

Further double bedroom with a vaulted ceiling.

## Bathroom

8'11" x 6'3"

Comprising of bath with shower over, low level WC, wash hand basin and heated towel rail.

## HOLIDAY LET

Enjoying a private located to the rear of the large detached garage block. Benefitting from a private raised decked area to the front of the holiday let.

### Open Plan Lounge/ Kitchen/ Diner

A light and spacious living area with vaulted ceilings and a cosy log burner. The kitchen is well equipped with a range of matching hand and eye level units, housing an electric oven with hob and extractor over, washing machine, fridge, dishwasher and sink with drainer.

### Bedroom

A spacious double bedroom with built-in wardrobes and ensuite shower room

### Shower Room

A modern three piece suit comprising a walk-in shower cubicle, low level WC and hand wash basin.

### GARAGE

40'4" x 18'10"

This quadruple garage is accessed via two electric up and over doors. Supplied with electric and light.

### WORKSHOP/GYM

28'4" x 15'3"

Located within the garage block, this large versatile room is currently used as a gym and office.

### Outside

The property sits within 2/3 of an acre plot, accessed via electric gates that welcome you onto the site, with ample off-road parking. The gardens are mainly laid to lawn and benefit from the far-reaching rural views that are enjoyed across the property, there is also the handy addition of a greenhouse in the garden.

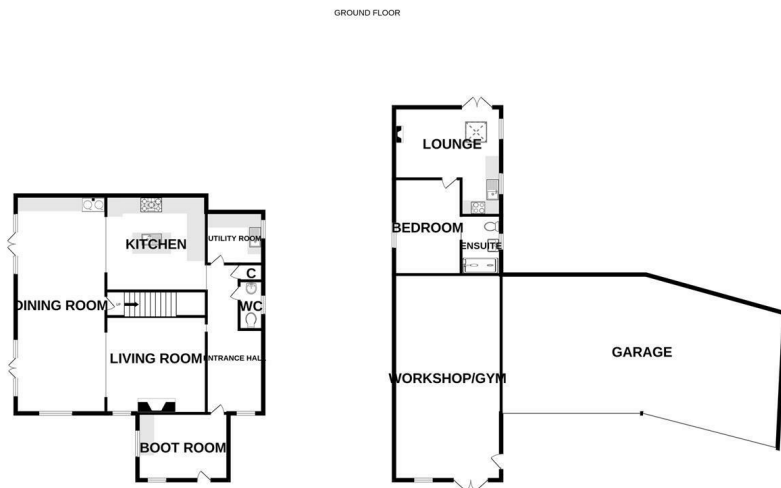
### Services

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









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Directions

From Bideford Quay, proceed South towards Landcross and Torrington, continue on this road without deviation, passing through Landcross over the bridge. Take the second right onto the A386 signposted Monkleigh and Holsworthy. Continue on this road for approx. 7 miles through the villages of Saltrens, Monkleigh, Frithelstock and onto Stibb Cross. At the Junction by The Union Inn turn right and immediately right signposted Woolsery/Clovelly. Continue along this road for approximately 2.5 miles, where you will find a turning to the left signposted for Stonewold. The Beeches will be found to be the second property on your left hand side with nameplate.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	