



1 Millstone Cottages, Buckland Brewer, Bideford, EX39 5LN

Asking Price £225,000

- A Charming North Devon Cottage
- Well Planned Living Accommodation
- Private Rear Garden
- Garage & Off Road Parking
- Enjoying Country Views
- Stones Throw From The Village
- No Chain!
- Downstairs WC

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Nestled in the heart of the picturesque village of Buckland Brewer, this country cottage at Millstone Cottages perfectly balances rural life with modern-day convenience. Enjoying delightful countryside views, the property offers thoughtfully arranged accommodation designed to maximise light, and flow throughout the home. A particular highlight is the inclusion of a secure garage and off-road parking—an increasingly valuable feature in such a quintessential location. Offering a great countryside location while remaining conveniently close to local amenities. Whether you are seeking a permanent residence or a peaceful weekend retreat, this charming home offers an exceptional opportunity. Now available with no onward chain!



Council Tax Band: B



Location

Set amidst the rolling countryside of rural North Devon, the charming village of Buckland Brewer offers an ideal English village lifestyle, rich in history and community spirit. With its attractive cottages, country lanes, and surrounding farmland, the village provides a tranquil setting ideal for those seeking a slower pace of life. At the heart of the community is a traditional village pub and a well-regarded primary school, making Buckland Brewer particularly appealing to families and those looking to integrate into village life. Despite its rural setting, Buckland Brewer is conveniently located within easy reach of the historic port town of Bideford, offering a wider range of shops, schooling, and leisure facilities.

Porch

Living Room

10'9" x 19'2"

Conservatory

8'9" x 9'5"

Downstairs WC

5'4" x 2'8"

Kitchen

10'2" x 10'1"

Bedroom One

15'5" x 10'1"

Good sized double room with views to the front of the cottage

Bedroom Two

9'0" x 12'2"

At the rear of the property with countryside views

Bathroom

5'8" x 8'7"

Shower Room

Outside

Outside, the property enjoys access to a private, low-maintenance rear garden, thoughtfully designed for ease of upkeep. This pleasant outdoor space is ideal for soaking up the sun, relaxing with a book, or enjoying al fresco dining, providing a peaceful extension of the living accommodation without the demands of intensive gardening.

Garage

Access via an up and over door the garage is fully equipped with electric and lighting.

Services

Mains water, drainage and electric. Heating is oil fired. LPG hob.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 80 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From Bideford Quay, proceed out of town following signs for Torrington on the A386. Continue along this road for approximately 2.5 miles, passing through Landcross. Shortly after, take the right-hand turning signposted to Buckland Brewer. Follow this country road for around 2 miles, continuing straight ahead at the junction signposted to Buckland Brewer village. On entering the village, proceed past the village green and church, then take the turning

Viewings

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

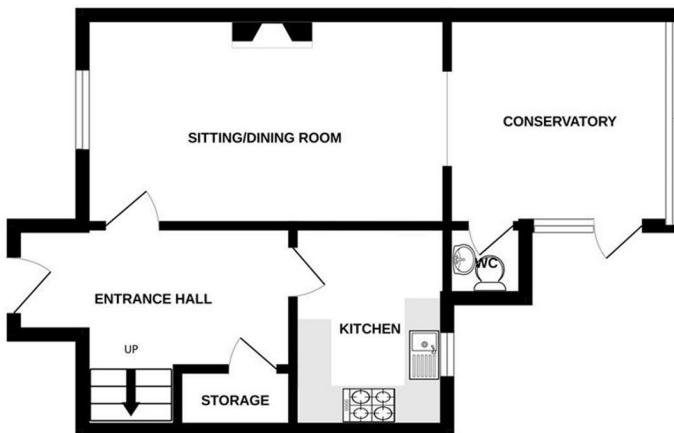
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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.
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