



FOXMOOR COTTAGE,
BUCKLAND BREWER, BIDEFORD, DEVON, EX39 5LN

Exclusive Homes
£495,000

Escape to the country with Foxmoor Cottage, a modern split level bungalow offering stylish open plan living together with 3 double bedrooms, including master en-suite, enclosed gardens and the distinct advantage of a 3.6 acre paddock; ideal for those with equestrian interests or seeking a slice of the "good life " in North Devon.

Set within a close community at Barton Court, formerly a retreat & spa, Foxmoor is located a short distance from the centre of the village, which has an active village hall, local shop and public house, The Coach & Horses.

Approached over a well maintained stone chipped driveway serving all residences, parking is available to the front of the property for vehicles whilst a large lawn offers an attractive frontage.

Upon entering, the split level arrangement sees each of the 3 double bedrooms and bathroom accessed from the main hallway whilst a short, manageable flight of stairs leads onto the main living area.

The stylish open plan living space enjoys a triple aspect over the front, rear & side gardens resulting in a abundance of natural light whilst herringbone style flooring provides excellent continuity throughout each of the lounge, dining and kitchen areas.

The lounge area is complete with a multi-fuel burning stove, providing a great focal point and comfort during winter months. Meanwhile, the well equipped kitchen includes integrated appliances of fridge & freezer, dishwasher and electric oven with the hob fitted within the centre island with overhead extractor.

Each of the 3 bedrooms are comfortable double rooms, the master with a well appointed en-suite & built-in wardrobe. Meanwhile, the 2 remaining doubles each overlook the rear garden and paddock, with the bathroom being situated in close quarters.





Many of us value our outside space as much as, or in some cases, more than the interior; Foxmoor is perfect for those who love their gardens and have equestrian interests. Immediately adjoining the bungalow are enclosed gardens to the side and rear. Within the rear garden is a large timber built workshop/storage shed whilst an undulating lawn and patio area provides ample space to unwind whilst enjoying the view of your own paddock, towards the village with the church tower in your eyeline.

The paddock has its own entrance via a five bar gate, accessed over a further parking area, ideal for horse boxes and larger vehicles. The land, equating to 3.6 acres, is gently sloping in parts, rising to a level as it borders neighbouring gardens and opens to an orchard and small wooded area at the upper perimeter. A timber stable block with small hay barn & tack room is situated at the entrance, ready made for those who are seeking a new home for themselves and their horses.

NEED TO KNOW

Mains electricity & water are connected. LPG Central heating.

Communal private drainage.

Energy Performance Certificate (EPC): D (62)

Council Tax: Band C (£2085.52 per annum)

Agents Note: There is annual service charge of £600 for upkeep of the communal areas and drainage system.

DIRECTIONS

From Bideford proceed towards Torrington on the A386, turning right after approximately 2 miles signposted to Buckland Brewer, Parkham & Bradworthy. Proceed on this road for approximately 3 miles turning left signposted to Buckland Brewer continuing into the village. After passing the church on the left, turn right hand turning onto Barton Road. Continue on the road for a short distance before turning right into Barton Court, where Foxmoor Cottage will be seen as the second property on the right hand side. **What3Words:** curbed.overhead.matchbox





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