



HIGHER THORNHILL HEAD,
BUCKLAND BREWER, BIDEFORD, DEVON, EX39 5NU

Exclusive Homes
GUIDE PRICE £650,000

Higher Thornhill Head is a charming, detached character home, set within a beautiful rural location with no near neighbours whilst being complimented by attractive gardens and two paddocks, in all extending to just shy of 3 ½ acres. This presents a fantastic opportunity for those with equestrian interests or seeking a small holding whilst the current owners have themselves run a successful business from the premises.

The cottage has been renovated and extended by the current owners, in doing so creating a warm welcoming home full of rustic charm. Throughout, the accommodation is well balanced offering comfortable living space with each of the rooms enjoying a pleasant outlook over the surrounding gardens.

Internally, the neutral colour scheme is complimented by the bespoke joinery with pine latch doors and ash flooring on the first floor together with tiled flooring plus original flagstones throughout the majority of the ground floor.

Very much the hub of the home, the part flagstone floor kitchen/dining room enjoys a triple aspect whilst an imposing stone fireplace with a Klover wood pellet stove, provides a great focal point. The kitchen features a range of handmade ash cupboards & drawers with slate counter tops and a large Belfast sink together with a pantry fitted with shelving.

Overlooking the front garden, the lounge offers cosy living complete with feature fireplace and wood burning stove whilst the remainder of the ground floor is made up of a utility/boot room and wet room with shower.

To the first floor are 4 bedrooms, two of which are generous double rooms, the master with en-suite, overlooking the front garden and enjoying views across the moors. The 2 remaining bedrooms each overlook the rear gardens, with coach house style windows exemplifying the cottage vibe.





Externally, the gardens are delightful with wraparound lawn and a side patio area complimented by established flower & shrub beds together with an orchard, including apple, pear and cherry trees, and established hedgerow boundaries whilst the two paddocks each have five bar gated access and are enclosed by stock fencing and traditional Devon banks.

Further to the gardens is a small detached barn, which has previously been utilised as a micro brewery, and timber clad pump room associated with the private water supply. There is an abundance of parking options, alongside the property, in front of the pump room and beyond the barn.

NEED TO KNOW

Mains Electricity. Private Drainage. Private Bore Hole Water Supply
Solar Array with Feed-In Tariff
Energy Performance Certificate (EPC): F - 38
Council Tax: Band D (£2346.22 per annum)

Agents Note: An Airband mast is situated in the far corner of the upper paddock, resulting in free high speed broadband for our current clients and future owners.

DIRECTIONS

From Bideford Quay proceed towards Torrington on the A3886 and after approximately 1.5 miles turn right onto the A388 signposted Holsworthy. Continue on this road for approximately 6.5 miles & upon reaching the junction at the 'Union Inn' public house turn right, followed by the next available right hand turning. Continue on this road for approximately 1.2 miles, where the entrance to Higher Thornhill Head will be seen on the right hand side (look out for "The Buckland Brewers" sign). What3Words hails.pursue.scanner





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