



**MILL LANE HOUSE,
BUCKLAND BREWER, BIDEFORD, DEVON, EX39 5EJ**

GUIDE £425,000

A generously sized 4 bedroom semi detached barn conversion situated in a pleasant rural setting yet within a mile of the village of Buckland Brewer. The well proportioned accommodation benefits from gas central heating & double glazed windows and is further complimented by pleasant gardens, a double garage & off road parking whilst enjoying views over the surrounding countryside.

Mill Lane House is offered to the market for the first time in 35 years, having been a much loved family home since its conversion in 1989. The ground floor layout comprises a comfortable sized, dual aspect lounge with feature fireplace and a pleasant outlook over the gardens. Positioned to the rear is a spacious dining room with double doors leading to the large kitchen/breakfast room and utility. Both rooms overlook the south facing courtyard garden making this area a great hub of the home.

From the main entrance hall, stairs rise to the first floor landing and off to each of the bedrooms, all being double rooms with pleasant outlooks over the gardens and surrounding countryside. The spacious family bathroom comprises a modern white suite including bath and separate shower enclosure whilst also offering potential to divide into two to create an en-suite for the adjacent bedroom.

Externally the property is approached via a sweeping driveway, leading to parking in front of the double garage which measures 21'10 x 16'3 (6.65m x 4.92m). A large lawned garden lies to the front and side of the house, bordered in parts by mature trees and populated with a selection of shrubs & bushes.

To the rear, the enclosed courtyard style garden is laid to brick paving and enjoys a south facing aspect; the perfect spot for family gatherings or purely to unwind in the sun with a good book.





LOCATION

Buckland Brewer is ideal for those seeking a village lifestyle, complete with The Coach & Horses public house, village hall and local shop. A good choice of amenities will be found in neighbouring Bideford, the historic port & market town just 6 miles distant and a short car journey away, offering a range of supermarkets, independent boutique shops and Affinity shopping outlet together with dental practices, GP surgeries and places of worship.

England's oldest golf course The Royal North Devon is also within a 10 minute car drive at Westward Ho! which also offers a long sandy beach popular with surfers. The regional centre of North Devon, Barnstaple is approximately 15 miles distance, with the M5 motorway network being an approximate 60 minute drive.

NEED TO KNOW

Mains electricity & water are connected. LPG Central heating. Private drainage.

Energy Performance Certificate (EPC): E (49)

Council Tax: Band E (£3,004.44 per annum)

AGENTS NOTE: The private drainage system serves 4 dwellings, with each being responsible for a quarter of the maintenance costs. Furthermore, the driveway, serving Mill Lane House and the neighbouring Snow Hill, is subject to a 50/50 shared responsibility and cost for future maintenance.

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 up the hill. After 1.2 miles, turn left onto Monkleigh Mill Lane where the entrance to Mill Lane House will be found after a short distance on the right hand side. What3Words: snaps.commoners.squeaking





24 The Quay | Bideford | Devon | EX39 2EZ



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t: 01237 422433
e: info@regencyestateagents.com
w: regencyestateagents.com

