



10 SHEPHERDS MEADOW  
ABBOTSHAM, BIDEFORD, DEVON, EX39 5BP

£475,000



***A spacious detached home with generous gardens in a sought-after village setting.***

Tucked away in the heart of Abbotsham, one of North Devon's most desirable villages, 10 Shepherds Meadow offers an exciting opportunity to create a dream family home.

Set on a generous corner plot, the property combines space, versatility, and the charm of a well-established neighbourhood, just moments from the village's much-loved thatched inn, church, hall, and highly regarded primary school.

Inside, the house is well proportioned throughout. A dual-aspect L-shaped living room provides a light and welcoming retreat, perfect for both relaxed evenings and entertaining.

The separate dining room flows naturally into a conservatory, bringing the garden into the home and creating a delightful space for family gatherings. The kitchen, neat and well maintained, has room for a small breakfast table – the ideal spot for morning coffee.

Upstairs, four good-sized bedrooms offer flexibility for family, guests, or a home office, all served by a stylish family bathroom with both bath and separate shower.







The outside space is equally appealing. The property sits within established gardens, with wide level lawns, sun-trap patio seating areas, and a charming summer house – a haven for outdoor living and al fresco dining. A double garage and driveway ensure excellent parking, while the open lawn frontage enhances the property's sense of space and setting.

Abbotsham itself is perfectly placed for lifestyle and leisure. The rugged South West Coast Path runs close by, offering endless scenic walks along dramatic cliff tops, while the golden sands of Westward Ho! provide everything from family beach days to exhilarating water sports.

For buyers seeking a home with space, potential and an enviable village location, 10 Shepherds Meadow represents a rare opportunity to embrace the best of North Devon living.

### **NEED TO KNOW**

Mains electricity, water & drainage. Oil fired central heating.

Energy Performance Certificate: TBC

Council Tax: Band E (£2,967.05 per annum)

**What3Words:** [body.track.calculating](https://www.what3words.com/body.track/calculating)







**24 The Quay | Bideford | Devon | EX39 2EZ**



**t:** 01237 422433  
**e:** [info@regencystateagents.com](mailto:info@regencystateagents.com)  
**w:** [regencystateagents.com](http://regencystateagents.com)

