



Owl Cottage

Yeo Vale Bideford EX39 5ES



BY DESIGN

Key Features

- Four/Five Bedrooms
- One/Two Receptions
- Detached Period Cottage
- 4 Stables, Yard and Full School
- The whole Around 7.4 acres
- Two Separate Paddocks
- 12 Minutes Drive to Bideford
- 1 Mile To Parkham
- 40 Miles to Exeter Station
- Off Road Parking
- Double Garage



About

Owl Cottage Yeo Vale Nr Bideford

Owl Cottage is a charming late Victorian home, quietly positioned in the peaceful rural setting of Yeo Vale near Bideford. Set up as an ideal home for those who need an manageable equestrian facility this attractive stone-built property offers generous and flexible living space, ideal for families or those seeking a country lifestyle with room to grow.

The layout includes four first-floor bedrooms – three doubles and one single – along with a versatile fifth bedroom or family room on the ground floor. The living accommodation includes a comfortable sitting room with wood-burning stove, a bespoke kitchen with solid timber units, granite worktops and AGA, and a dining conservatory overlooking the garden and valley views.

The property offers a balanced blend of character and practicality, combining original period charm with modern comfort in a beautiful countryside location.





Outside

The landscaped gardens are well designed and full of colour and interest, mature borders and far-reaching views across the wooded valley beyond. A large terrace at the rear provides the perfect space for outdoor dining or relaxing.

For equestrian buyers, the property offers excellent facilities just across the lane: a stable block with four 12' x 12' stables, tack room and store, a large turnout yard, and a 40m x 20m school/ménage, plus an adjoining paddock – all totalling approximately 2.88 acres.

A further 4.45-acre winter paddock, with field shelter lies opposite, offering additional grazing, with all paddocks and the school having good vehicular access.

DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Owl Cottage, Yeo Vale, Bideford, EX39

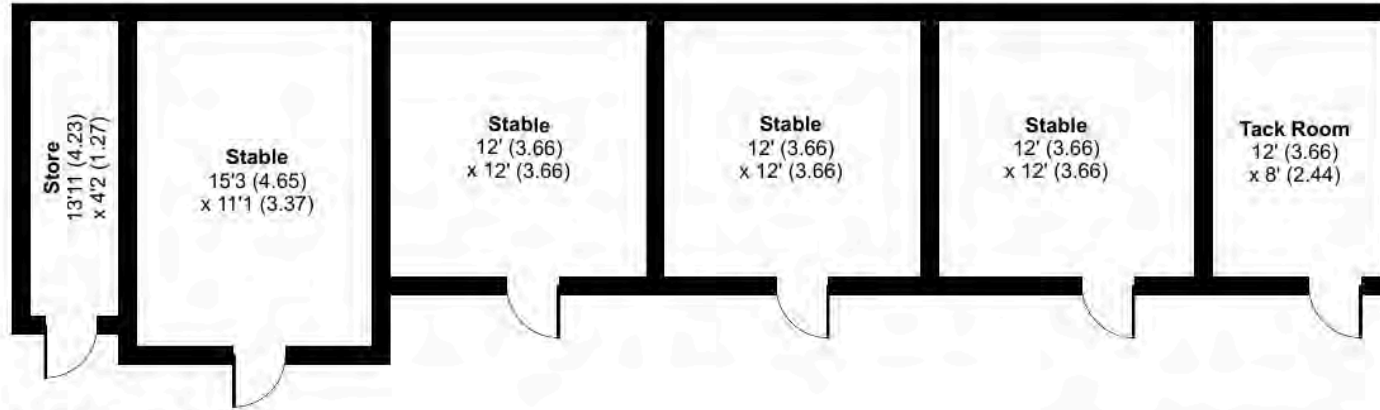
Approximate Area = 1430 sq ft / 132.8 sq m

Garage = 323 sq ft / 30 sq m

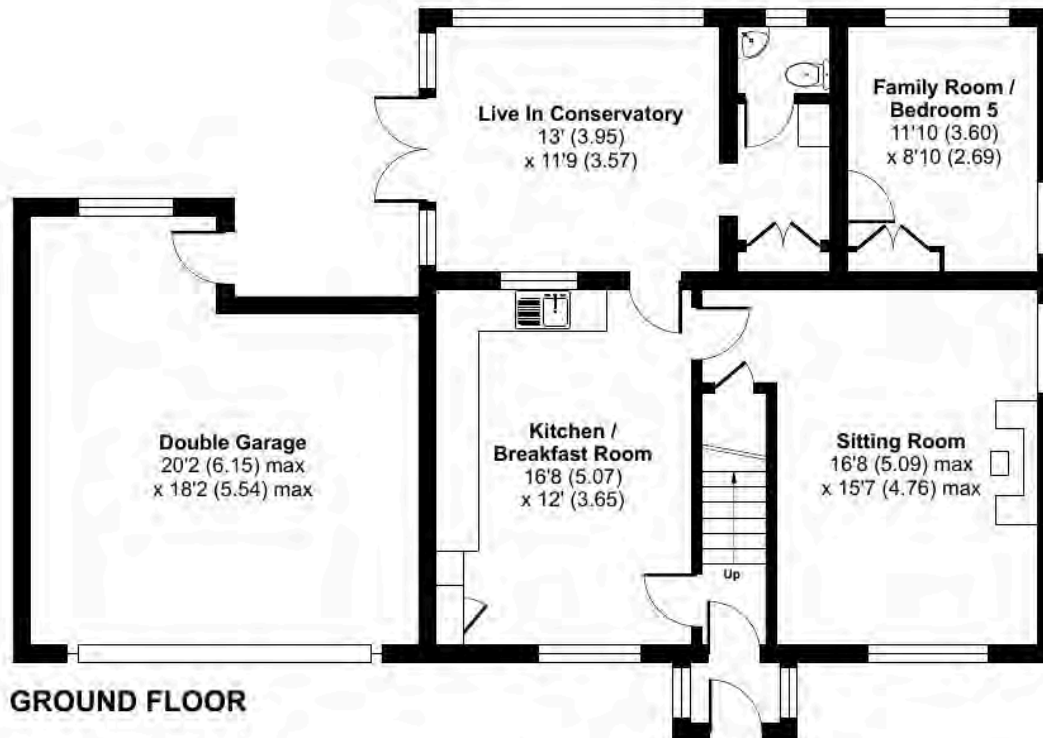
Stable Block = 755 sq ft / 70.1 sq m

Total = 2508 sq ft / 232.9 sq m

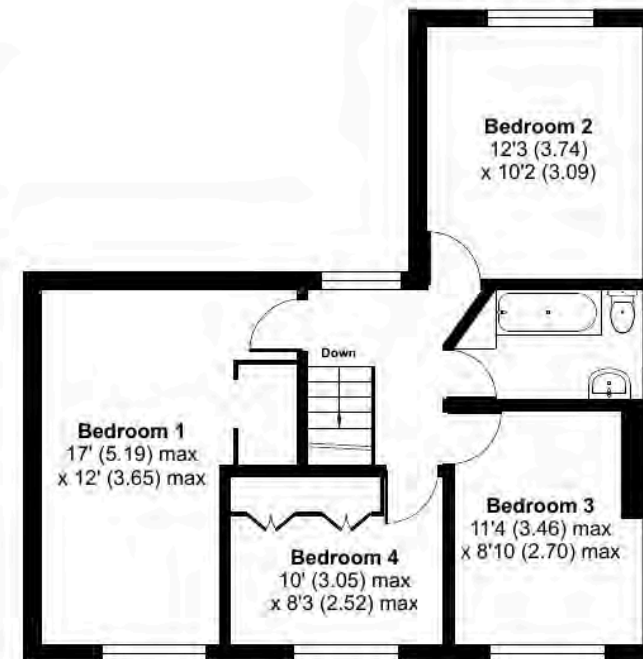
For identification only - Not to scale



STABLE BLOCK



GROUND FLOOR



FIRST FLOOR



Location

Located in along a country lane in pretty Yeo Vale, Owl Cottage enjoys a peaceful countryside setting with the convenience of nearby Bideford just a few miles away.

The town offers a wide range of local shops, supermarkets, schools and medical services.

The beautiful North Devon coast is also within easy reach including the beaches at Westward Ho! Instow, Saunton, and Bucks Mills, all popular with walkers, horse riders and surfers alike.

Excellent direct riding out, nearby bridleways and access to the nearby Tarka Trail make this an ideal location for those who enjoy the numerable outdoor and equestrian pursuits close by.

Situated just one mile from Parkham with its primary school, butcher, church and pub.

SERVICES & NOTES:

Council Tax: D

EPC Rating: E

Services: Mains water, Oil fired CH, Electric, Private Drainage (via septic tank (not checked for compliance).

Local Authority: Torridge District Council

Tenure: Freehold



Area: 1.802 ha (4.453 acres)

Area: 1.167 ha (2.884 acres)



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