

# Owl Cottage

Yeo Vale, Bideford, Devon EX39 5ES

Guide Price

£700,000

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# A Fantastic Four-Bedroom Detached Home With Approx. 7.5 Acres And Equestrian Facilities

Owl Cottage, Yeo Vale, Bideford, Devon EX39 5ES



Owl Cottage is nestled in the peaceful countryside of Yeo Vale, enjoying a secluded position with no immediate neighbours. This charming detached period home offers privacy, beautiful rural views, and approximately 7.5 acres. Perfect for equestrian buyers, smallholders, or anyone seeking a quieter rural lifestyle, the property combines character, practicality, and excellent outdoor space, all within easy reach of Bideford.

The ground floor offers comfortable and versatile living accommodation. At the heart of the home is a welcoming sitting room featuring a wood-burning stove, while the kitchen/breakfast room is fitted with solid timber cabinetry, granite worktops, and an electric Aga (available by separate negotiation). A bright conservatory overlooks the gardens and surrounding countryside, creating an ideal space for relaxation or entertaining.

A family room with adjacent bathroom facilities provides additional flexibility and could serve as a guest suite, home office, or potential annexe-style accommodation.

Upstairs, there are four bedrooms, comprising three doubles and a single bedroom, together with a family bathroom. Many of the rooms enjoy attractive views across the surrounding countryside.

The gardens have been thoughtfully landscaped, featuring mature planting, well-maintained lawns, and a generous terrace that provides the perfect setting to enjoy the peaceful surroundings and stunning valley views. A useful workshop/summerhouse offers additional storage, workspace, or potential for a variety of hobbies.

For equestrian enthusiasts, the facilities are particularly impressive. Situated just across the lane, the stable block

comprises four stables, a tack room, and a store, together with a large turnout yard and a well-drained 40m x 20m rubber arena.

The land extends to approximately 7.5 acres and is divided into two paddocks, both benefiting from field shelters. One paddock is currently utilised for winter grazing, providing practical year-round use and making the property ideally suited to equestrian pursuits, livestock keeping, or a manageable smallholding.

An attached double garage and ample off-road parking complete this impressive rural property.

SERVICES - Mains water and electricity, oil fired central heating, private drainage.

## DIRECTIONS

From Bideford Quay, proceed towards Torrington, passing the Old Bideford Bridge on your left-hand side. After approximately 1.4 miles, and just before Landcross Bridge, take the right-hand turning signposted for Buckland Brewer and Parkham. Continue along this road, passing through Whitehall and the turning for Buckland Brewer on your left. Proceed further, passing the turning for Woodtown on your right. Continue past an unmarked left-hand turning and then take the next left-hand turn, which is a sharp bend. Please note that if you reach the right-hand turning for Goldworthy, you have travelled slightly too far. Follow the road uphill, where Owl Cottage will be found on the left-hand side, clearly identified by a nameplate. What3Words: shutting.amazed.hike



## Hall

**Lounge 5.09 x 4.76 (16'8" x 15'7")**

**Kitchen 5.07 x 3.06 (16'7" x 10'0" )**

**Conservatory 3.95 x 3.60 (12'11" x 11'9")**

**Bedroom 5 / Study 3.60 x 2.69 (11'9" x 8'9")**

## Ground Floor WC

## First Floor

**Bedroom 1 5.19 x 3.65 (17'0" x 11'11")**

**Bedroom 2 3.70 x 3.09 (12'1" x 10'1")**

**Bedroom 3 3.48 x 2.70 (11'5" x 8'10")**

**Bedroom 4 3.05 x 2.52 (10'0" x 8'3")**

## Bathroom

**Double Garage 8.15 x 5.54 (26'8" x 18'2")**

## Stable Block

## Field Shelters





# Situation

Owl Cottage enjoys an excellent semi-rural setting, ideally situated close to the highly sought-after villages of Buckland Brewer and Parkham. Together, these thriving communities offer an excellent range of local amenities, including two village pubs serving food, primary schools, a garage, butcher, places of worship, and a community shop. The property is also conveniently located within easy reach of both the North Devon coastline and a range of nearby town amenities.

The historic port and market town of Bideford is approximately 5.7 miles away and offers a comprehensive range of facilities, including a variety of independent and national retailers, banks, bakeries, cafés, pubs, restaurants, and schooling for all ages in both the public and private sectors. The town also benefits from five supermarkets, an outlet shopping centre, and a retail park featuring a selection of well-known brands.

North Devon's spectacular coastline is within easy reach, with the picturesque coastal hamlet of Bucks Mills located approximately 5 miles away. Here, a charming pebble beach and access to the South West Coast Path provide superb coastal walks and stunning sea views. The popular seaside resort of Westward Ho! is also nearby, renowned for its expansive sandy beach, surfing opportunities, and the iconic Pebble Ridge.

The regional centre of Barnstaple lies approximately 15 miles away and offers the area's principal business, commercial, leisure, and shopping facilities. Excellent transport links are available via Barnstaple Railway Station, with services connecting to the national rail network at Tiverton Parkway, while the nearby A361 North Devon Link Road provides convenient access to Junction 27 of the M5 motorway.



## VIEWING

By appointment through  
**Phillips, Smith & Dunn Bideford**  
Office on -  
**01237 879797**



# Owl Cottage, Yeo Vale, Bideford, EX39

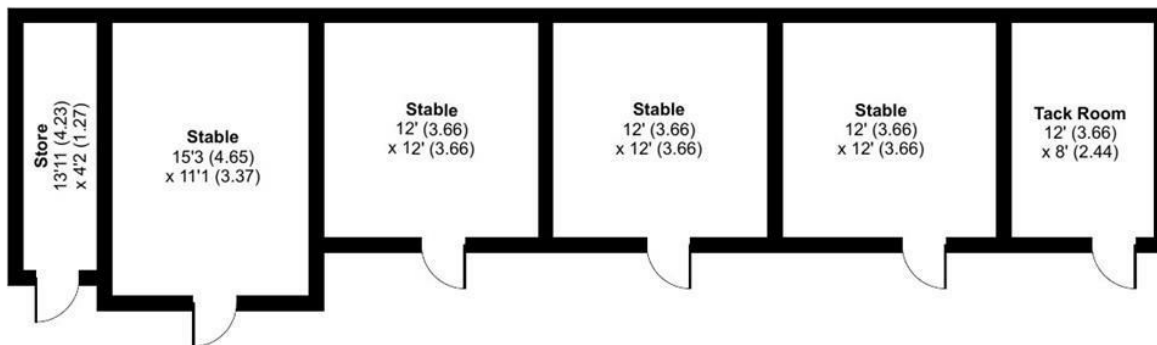
Approximate Area = 1430 sq ft / 132.8 sq m

Garage = 323 sq ft / 30 sq m

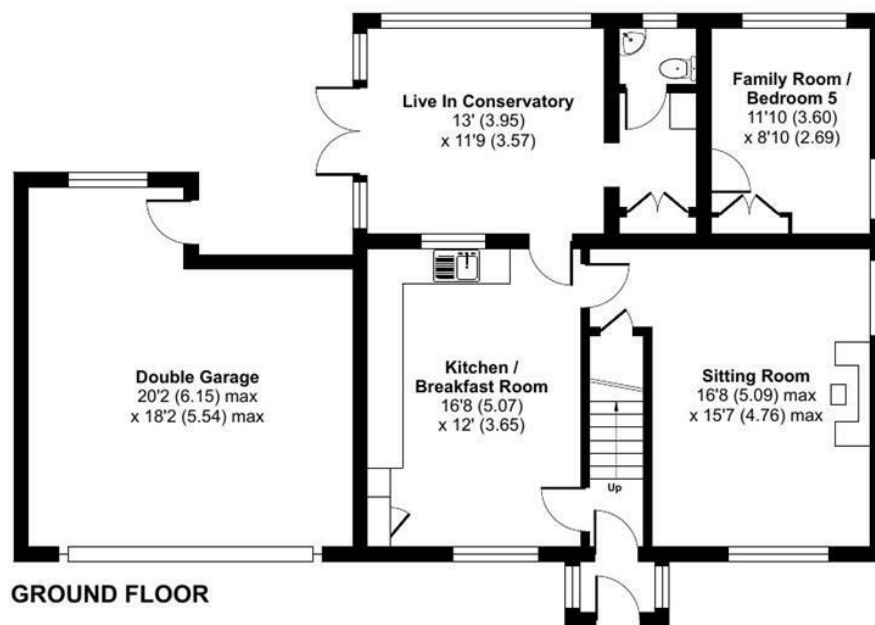
Stable Block = 755 sq ft / 70.1 sq m

Total = 2508 sq ft / 232.9 sq m

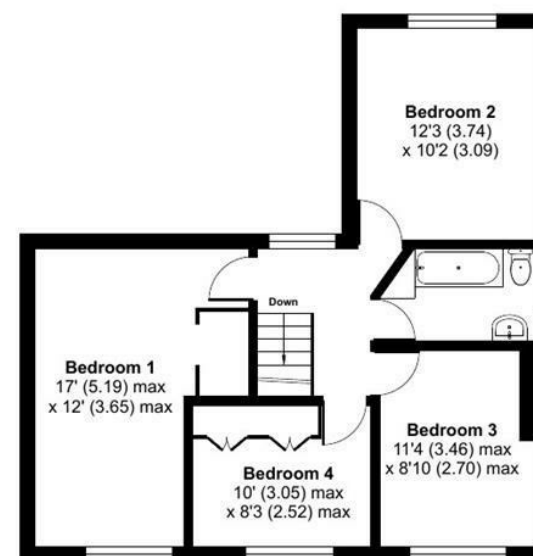
For identification only - Not to scale



**STABLE BLOCK**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for By Design Homes North Devon. REF: 1307103

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