



1 GLEBE HOUSES
ABBOTSHAM, BIDEFORD, DEVON, EX39 5AU

O.I.R.O £325,000

Welcome to Glebe Houses, an extended three-bedroom end-terrace family home situated in the highly regarded village of Abbotsham.

Thoughtfully improved by the current owners, the property offers well-balanced accommodation combining comfort, practicality and style; perfectly suited to modern family living.

The ground floor provides a welcoming and versatile layout. A separate living room enjoys views over the rear garden and features a charming fireplace with inset wood-burning stove, creating a warm and inviting focal point ideal for cosy evenings or relaxed gatherings with friends and family.

The kitchen has been extended to incorporate a dining room to the rear, forming a bright and sociable space with direct access to the south-facing garden — perfect for everyday living and entertaining alike. Further enhancing the practicality of the home is a useful utility room/rear porch along with a ground floor WC cloakroom.

On the first floor are three bedrooms, each enjoying an outlook over the rear garden. Bedrooms one & two both benefit from built-in wardrobes, providing excellent storage, while the third bedroom offers flexibility as a child's room, guest bedroom or home office.

These rooms are served by a modern family bathroom, tiled in contemporary metro-style tiling and fitted with a white suite including a panelled bath with shower over.





Externally, the property enjoys a small area of lawned garden to the front, with a garage and driveway parking located opposite.

To the rear, the south-facing garden is a particular feature of the home. A ground-level patio provides an excellent space for alfresco dining and entertaining, while a short flight of steps rises to a larger lawned area offering ample room for children and pets to play, or for keen gardeners to cultivate vegetables and flowers.

LOCATION

Abbotsham is a popular North Devon village known for its strong sense of community and traditional village charm, with the well-regarded The Thatched Inn serving as a welcoming local hub.

The dramatic coastline at Greycliff is close by, as is the renowned South West Coast Path, offering breathtaking scenery and miles of superb coastal walking. Combining village lifestyle with easy access to the coast, this is a wonderful opportunity to enjoy the very best of North Devon living.

NEED TO KNOW

Services: Mains electricity, water & drainage. Oil fired central heating
Energy Performance Certificate (EPC): D (56)
Council Tax: Band B (£1888.13 per annum)

What3Words: tour.node.bonus





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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