



BEARA FARM, BUCKLAND BREWER  
BIDEFORD, DEVON, EX39 5EH

*Exclusive Homes*  
GUIDE PRICE £1,450,000

***Beara Farm is a beautifully restored 4-bedroom period farmhouse with two charming cottages, set within approx. 3.4 acres of gardens, with various outbuildings and scope for further development.***

***Combining character and modern luxury, it offers elegance and versatility in a peaceful countryside setting near Bideford.***

Nestled in the heart of the peaceful Devon countryside, Beara Farm is the ultimate rural retreat - a property that perfectly balances elegance, charm, and tranquility.

This beautifully restored period farmhouse offers four bedrooms and four reception rooms, enriched with timeless features such as flagstone flooring, exposed stone beams, Ingleknook fireplaces, and exquisite stained-glass windows. Complemented by two additional cottages with no restrictions, the estate presents not only a luxurious country home but also exciting opportunities for multi-generational living, holiday rentals, or a lifestyle business.

Set within 3.4 acres of landscaped gardens and grounds, the property captures breathtaking views, while still being only a short drive from nearby villages as well as Bideford town centre, and the unspoiled beaches of North Devon.

From the moment you step inside, the farmhouse radiates warmth and sophistication. A welcoming entrance hall with a working fireplace and cosy reading nook sets the tone, leading into a thoughtfully designed interior where modern comforts meet period charm. The heart of the home is the bespoke hand-crafted kitchen, complete with granite worktops, a Rangemaster cooker, and a traditional larder, opening into a light-filled orangery with vaulted ceilings and garden views. From here, the formal dining room and expansive living room provide both elegance and comfort, boasting a wood burner, exposed stone walls, and windows that fill the space with natural light.







Completing the ground floor is a spacious utility and boot room - perfectly designed for country living and offering the ideal place to return to after exploring the grounds.

Upstairs, four elegantly appointed bedrooms, including a show-stopping master suite with vaulted ceilings, exposed beams, and a luxurious en suite bathroom, provide tranquil spaces to retreat and unwind with all bedrooms being double in size as well as an additional shower room on this floor.

From the courtyard, two enchanting cottages - Rose Cottage and The Old Dairy - extend the property's appeal. Designed with reverse-living layouts, both offer charming and versatile accommodation. Both cottages have proven popular as holiday rentals, enhancing the property's potential as both a home and an investment.

The grounds of Beara Farm are as impressive as the residences themselves.

A sweeping driveway leads to a gravelled parking area and a three-bay garage, while a large stone barn - already approved for conversion into a three-bedroom home - opens up further possibilities.

The gardens offer an idyllic mix of formal English lawns, a kitchen garden, wildflower meadows, and two pony paddocks, with a tranquil pond brimming with wildlife and fields ideal for equestrian use or smallholding.

Whether you dream of elegant country living, running a successful holiday business, or simply enjoying the serenity of nature, Beara Farm is a truly exceptional property that offers it all.





Buckland Brewer is a charming Devon village that perfectly blends history, community spirit, and the beauty of the surrounding countryside. Tucked away in rolling green hills just a few miles from the rugged North Devon coast, it offers a peaceful escape with winding lanes, traditional cottages, and a welcoming village pub at its heart. The area is rich with walking routes, from gentle strolls across farmland and woodland to more adventurous treks leading to sweeping views over Bideford Bay and the Atlantic beyond.

With its historic church, friendly atmosphere, and proximity to both coastal adventures and the tranquil Tarka Trail, Buckland Brewer is a hidden gem that captures the essence of rural Devon life while keeping the seaside close at hand.

Bideford just a short drive away from the property offers a vibrant mix of independent shops, cafes, and historic quayside charm, along with regular pannier markets and the picturesque Tarka Trail for cycling and walking.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Services: Mains Water & electricity are connected. Oil fired central heating. Septic Tank Drainage.  
Energy Performance Certificate: F (34)  
Council Tax: E (£3004.44 per annum)



## Beara Farmhouse

**Ground Floor**  
Approx. 142.3 sq. metres (1531.4 sq. feet)



**First Floor**  
Approx. 95.4 sq. metres (1029.6 sq. feet)



## The Old Dairy

**Ground Floor**  
Approx. 29.8 sq. metres (320.5 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (291.3 sq. feet)



## Rose Cottage

**Ground Floor**  
Approx. 38.2 sq. metres (411.2 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (421.9 sq. feet)



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