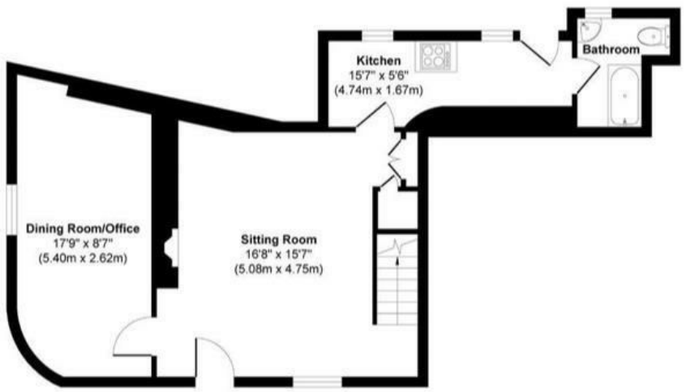
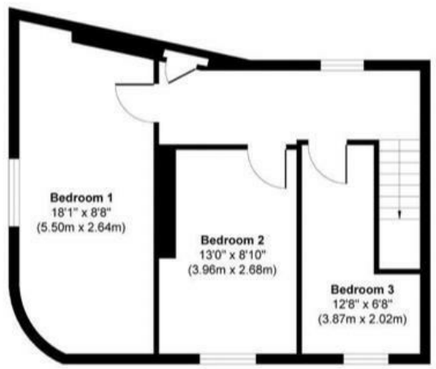


Ground Floor
Approximate Floor Area
547 sq. ft
(50.86 sq. m)



First Floor
Approximate Floor Area
481 sq. ft
(44.69 sq. m)

Directions

Heading out of Bideford towards Torrington. Take the right turning to Parkham, following the road passing the turning to Littleham take the left to Buckland Brewer. Follow this road into the village passing through the village and the property is a short distance on the right hand side Rickards Row, looking out for the distinctive Grey front with number 3 clearly signposted.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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We value your property







3 Rickards Row

Buckland Brewer, Bideford Devon EX39 5LT

Guide Price

£230,000

- 3 Bedroom Character Cottage
- Enclosed Garden with Shed
- 2 Flexible Reception Rooms.
- Populate Village Location
- Modern Kitchen & Bathroom.
- MUST BE VIEWED !





Full of charm and character, this delightful cottage welcomes you into a cosy sitting room featuring exposed ceiling beams and an impressive stone inglenook fireplace with wood-burning stove, creating a wonderful focal point. Stairs rise to the first floor, while a doorway leads into the second reception room.

Currently arranged as a dining room with home office space, this versatile room could also serve as a playroom, hobby room or study. Exposed beams and a distinctive curved exterior wall add further character.

To the rear, the kitchen has been extended and recently improved with stylish modern units, worktops and display cabinetry. Integrated appliances include an electric oven and induction hob, with space for a fridge/freezer and washing machine. A door provides direct access to the garden.

The ground floor is completed by the family bathroom, fitted with a bath and shower over, WC and wash basin.
Upstairs, the landing benefits from natural light and useful built-in storage. Bedroom Three is a spacious single room with additional space over the stairs, ideal for a child's room or nursery. Bedroom Two is a comfortable double with a cast-iron fireplace, while the principal bedroom is another generous double, featuring the same attractive curved wall found below.

The enclosed garden has been thoughtfully landscaped with colourful planting, raised beds and a raised decked seating area, creating an attractive and private outdoor space for relaxing or entertaining.

A pedestrian gate leads via a shared access to a useful brick-built storage shed, ideal for bikes, tools and garden equipment.

There is no private driveway, however unrestricted on-street parking is available along Gorwood Road and nearby village lanes.

Services
All mains connected.

Council Tax band
B

EPC Rating
E

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Sitting Room
5.08 x 4.75 (16'7" x 15'7")

Dining Room
5.40 x 2.62 (17'8" x 8'7")

Kitchen
4.74 x 1.67 (15'6" x 5'5")

Bathroom

First Floor

Bedroom 1
5.50 x 2.64 (18'0" x 8'7")

Bedroom 2
3.96 x 2.68 (12'11" x 8'9")

Bedroom 3
3.87 x 2.02 (12'8" x 6'7")

Shed

Situation

Buckland Brewer is a sought-after North Devon village with a strong sense of community, offering a primary school, community shop, village hall, recreation ground and popular public house.

The village is well located for access to the towns of both Great Torrington and Bideford, with the North Devon coastline approximately 20 minutes away. Great Torrington offers an array of shops, cafes, and amenities, including schooling for all ages, a supermarket, a traditional pannier market, The Plough Arts Centre, and local butchers, bakers, and greengrocers. Bideford is a popular town and working port set on the banks of the River Torridge, offering a wide range of amenities, including schooling for all ages, independent shops and restaurants, five supermarkets, and leisure facilities. Nearby is the Tarka Trail, a well-known walking and cycling route that passes through the town and provides stunning views of the river and surrounding countryside. Also close by are the charming coastal villages of Appledore, Instow and Westward Ho!, the latter renowned for its safe, sandy surfing beach and adjoining championship golf course. The A39 North Devon link road provides easy access to the regional centre of Barnstaple, offering the area's main commercial, entertainment and shopping facilities. The A39 connects to the A361 and continues to Junction 27 of the M5 just beyond Tiverton, providing convenient access to the national motorway network.

