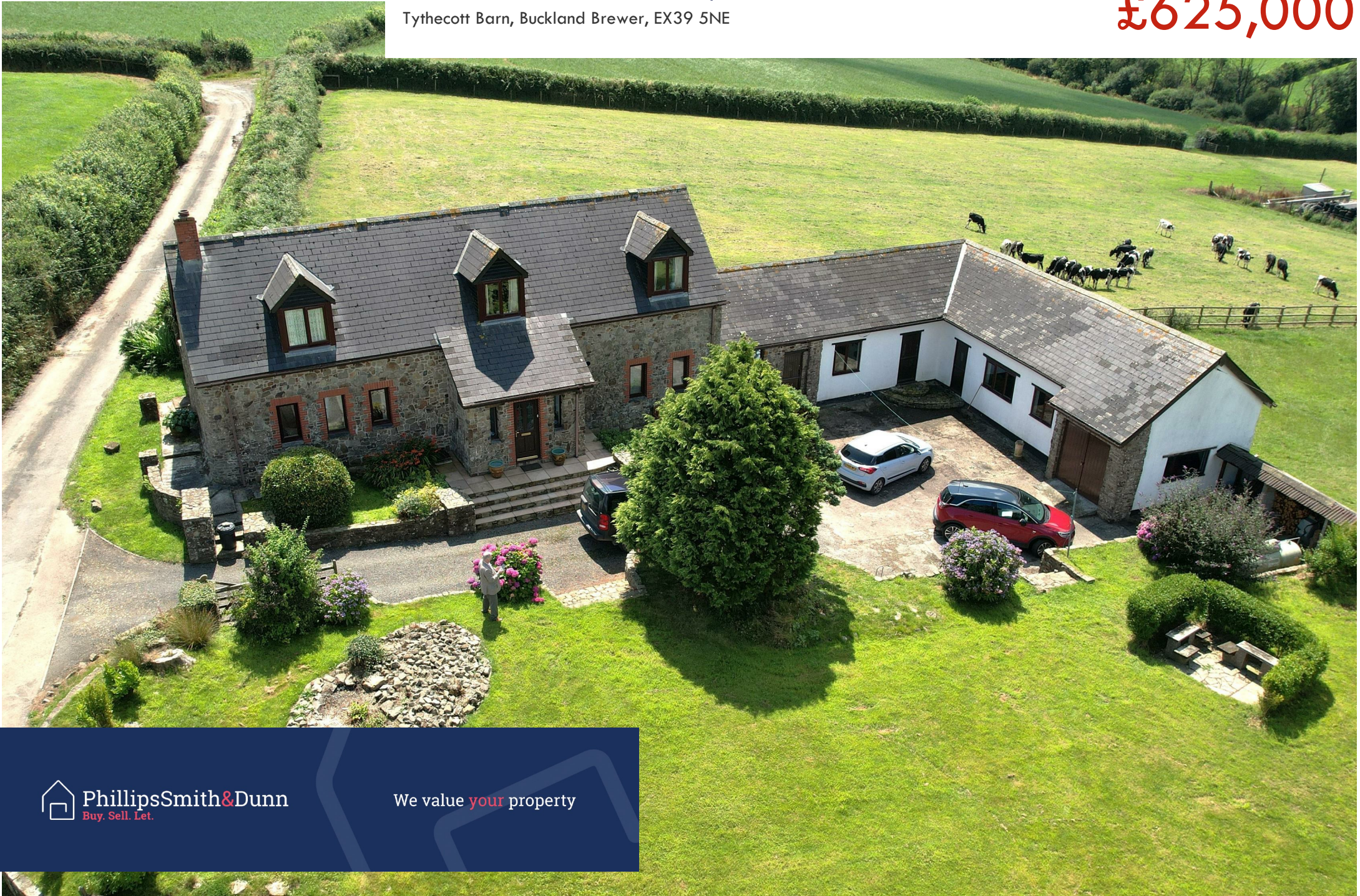


# Country House, Barns/Workshops, Gardens

Tythecott Barn, Buckland Brewer, EX39 5NE

Offers In Excess Of

£625,000



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# Country House, Fine Rural Outlook, Barns/Workshops, Lovely Gardens

Tythecott Barn, Buckland Brewer, EX39 5NE



Set in unspoilt rural countryside with no immediate neighbors other than a straggle of rural properties in this scattered hamlet and just over two miles from the A388 Bideford to Holsworthy road giving good access.

The popular rural village at Buckland Brewer, 2 miles, boasts a popular village pub/restaurant, ancient parish church, busy village hall, village primary school and also a local shop.

There is private schooling at Shebbear, 7 miles away with other centers being at Bideford the Port and Market town on the River Torridge, 8 miles, with its excellent range of shops and leisure facilities, swimming pool, and a championship golf course and sandy beach with its famous pebble ridge at Westward Ho! together with a quaint riverside village of Appledore and also the steep cobbled street at Clovelly where there is fishing. Sailing at Bideford or Instow.

From Bideford there is direct access on to the A39/A361 North Devon Link Road which connects through to Barnstaple at about 15 miles and on through to junction 27 on the M5 motorway, to the east side of Tiverton where there is also the Parkway railway station from where journey times to London Paddington are approximately two hours distant.

The stunning North Devon coastline runs from the exposed and rugged Atlantic coast around Hartland, back through Clovelly and the Abbotsham Cliffs and closer by the softer Westward Ho! sands and also Instow, with its yacht club being in a short drive.



# DETAILS

The property is a substantial two-story 3 bedroomed, 2 bathroom, stone built barn conversion with virtually all rooms having a southerly aspect.

Being beautifully presented with many character features original and introduced whilst along the front there is a central conservatory to one side of which is a sheltered terrace area with a waterfall feature below a further lawn and below a productive kitchen garden with raised beds and a greenhouse.

Adjoining and single storey is about 80 sq metres of further stone buildings, currently used as an office, with occasional hobbies, studio and workshops in 3 rooms that subject to planning would readily develop to accommodate a second family or studio workshop.

To the rear of the property a drive providing off-road car parking and turning for up to a half dozen vehicles to the front of the single car garage and beyond this a large level lawn with the whole property being around about a half acre in total.

Council tax – Band E

EPC- Band tbc

Services; mains water, mains electricity, septic tank drainage, LPGas central heating.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**  
**01271 327878**



### **Entrance Porch 1.2 x 0.817 (3'11" x 2'8")**

Double doors to dining room

### **Dining Hall 5.12 x 4.82 (16'9" x 15'9")**

Timber stairs rising to first floor with store cupboard under, coved ceiling, radiators, recessed store cupboard, double glass doors open to

### **Lobby**

Coat hooks and shelf

### **Cloakroom**

Low level wc, handbasin, radiator

### **Conservatory 4.39 x 3.54 (14'4" x 11'7")**

Lovely outlook over fields. Ceiling fan and blinds.

### **Sitting Room 5.12 x 4.52 (16'9" x 14'9")**

A light and bright double aspect room with patio doors to south facing terrace. Radiator. Local stone open fireplace with beam over, stone hearth and display niche.





**Kitchen/Breakfast Room 5.11 x 3.2 (16'9" x 10'5")**

Steps down into Kitchen. Double aspect. Range of fitted units to 2 walls, with inset double bowl sink, one with waste disposal, drawers and cupboards under, tiled splashbacks, under counter fitted fridge and dish washer. Leisure Rangemaster 110 range cooker with 4 ring hob, hotplate and ovens, Worcester LPgas boiler,

**Utility Room 3.91 x 2.84 (12'9" x 9'3")**

Double aspect with vaulted pine ceiling. Fitted base units with inset double bowl sink, drawers and cupboards under and space for wash machine and seperate drier. Welsh dresser style fitment with 2 glazed units, wine rack

**Cross Passage Hallway 3.91 x 1.253 (12'9" x 4'1")**

With doors to front and back gardens.

**Office 3.91 x 2.39 (12'9" x 7'10")**

Double aspect. Fitted desktop.

**Vaulted Workshop/Hobbies Room/Studio 7.79 x 3.91 minimum (25'6" x 12'9" minimum)**

Windows on 2 elevations, pine clad ceiling. Store cupboard. Door to parking area and seperate door on to

**Workshop 6.63 x 4.06 (21'9" x 13'3")**

Concrete floor. Door to car parking and windows.

**Garage 4.04 x 3.28 (13'3" x 10'9")**

Double doors to yard.

**Landing**

Serving all rooms.

**Bedroom 1 5.012 x 3.28 (16'5" x 10'9")**

Double apsect, radiator, Built in wrd robes to each side of chimney breast.

**En Suite Bathroom**

Double sized shower with electric shower, low leval wc, wash hand basin.

**Bedroom 2 3.65 x 4.5 (11'11" x 14'9")**

Radiator

**Family Bathroom**

Panelled bath with electrc shower over, hand basin. low level wc, radaitor

**Bedroom 3 5.12 x 3.23 (16'9" x 10'7")**

Double aspect. Radiator.

**The South Garden**

There is a central conservatory to one side of which is a sheltered terrace area with a waterfall feature below a further lawn and belowagain a productive kitchen garden with raised beds and a greenhouse.

**Car Parking**

To the rear a good area for off road parking and turning for a half dozen cars.

**The Rear Garden**

Beyond the car parking a level lawned area with someouthouses for logs and recycling. The whole is about a half acre in total.





## DIRECTIONS

Grid Ref SS 417/177 Approaching Bideford on the A39 from Barnstaple, before the new bridge, take the right turn onto the B3233 as though to Instow. At the bottom of the hill, take the first exit at the roundabout to Bideford East of Water. Continue into Bideford and pass over the old bridge. Drive along the quay on the A386 as though to Torrington and Okehampton and at the first junction, bear left. Follow the A386 as though to Torrington and Holsworthy and at Landcross, turn right on to the A388 Follow this road, passing through Monkleigh and on and through the village at Frithelstock, about 3 miles. Just after passing through Frithelstock, carefully turn right to the front of Cottages at Old Pound Cross, signed Tythecott and Thornhill Head. Follow this road to the first road junction, where bear right and continue on, passing Hembury Castle to the right. Carefully pass over the next four cross way and continue on. Follow this road for a short distance where the property will be found to the left hand side of the road. Using what3words free app for mobiles entre the words ///belief.penned.clashing



## VIEWING

By appointment through  
**Phillips, Smith & Dunn**  
Barnstaple Office  
**01271 327878** Out of hours  
**Michael Challacombe 07970 445204**







GROUND FLOOR  
2042 sq.ft. (189.7 sq.m.) approx.

1ST FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



TYTHECOTT BARN, BUCKLAND BREWER, EX39 5NE

TOTAL FLOOR AREA: 2808 sq.ft. (260.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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