

# Rose In The Grove

Buckland Brewer, Bideford, Devon, EX39 5NF

£700,000



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# Quiet, Rural Countryside Location

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Nestled in the rural countryside is this four-bedroom detached house surrounded by generous, peaceful gardens. The property also includes parking for multiple cars, a large double garage with workshop, sizable modern farm building (approx. 80' X 60') and land amounting to approximately 3.16 acres (1.27ha), ideal for continued use as a smallholding. A valuable building plot, situated well away from the house and with full planning for a further three-bedroom property, can also be included by separate negotiation.

The original cottage has been extended and now offers generous, comfortable family accommodation. There is a large open plan Kitchen/Dining room with bi-folding doors that lead outside onto a patio area, perfect for alfresco dining. The property boasts a super eco-friendly package with PV and Thermal Solar, Borehole and Biomass system and two electric car charging points.

The house has a further two reception rooms both of which have charming wood burners that create excellent focal points, one of which sits in its own inglenook fireplace. The lounge leads nicely into the sunroom and there is a useful Utility room. Also on the ground floor there is a handy double bedroom and shower room which could make for perfect future proofing for an elderly relative. Upstairs there are three further bedrooms. The principal suite benefits from a large, vaulted ceiling, triple aspect and ensuite. Both the second and third bedrooms are generously sized doubles with bedroom two benefitting from a large under eaves storage area and a balcony. The spacious family bathroom features a modern white suite.

The property offers exceptional versatility and can easily adapt to suit a wide range of buyer needs. Available with or without a BUILDING PLOT located at the top of the entrance drive.

# SITUATION

This charming area of North Devon, surrounded by rolling countryside - covering the villages of Buckland Brewer, Parkham, Woolsey and Langtree, offering the perfect blend of rural peace and practical convenience. All four villages feature strong communities, have well regarded primary schools and excellent pubs. Buckland Brewer also boasts a community shop whilst Woolsey has a larger village store and post office.

The nearby towns of Torrington (6.5 miles), Bideford (9 miles) and Holsworthy (12 miles) provide a wider range of facilities including supermarkets, independent shops, schooling for all ages, leisure pursuits and cultural attractions. Westward Ho!, a very popular North Devon coastal village, with its golden sandy Blue Flag beach which adjoins the pebble ridge, and the Royal North Devon Golf Club is just 10 miles away. The regional centre of Barnstaple is approximately 19 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network (Junction 27).

Located midway between Exmoor and Dartmoor and close to the coast, the area offers outdoor enthusiasts a wide range of beautiful walks, surfing opportunities, and many other activities. Whether you're seeking a relaxed or active lifestyle, this area has something for everyone.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office- 01237  
879797**

## ROOMS -

### Front porch leading into Entrance hall

Radiator, two large built in cupboards

### Utility Room

Dual aspect, radiator, sink, space for washing machine and tumble dryer, large coat rail.

### Kitchen/ Dining room 5.42 x 4.95 (17'9" x 16'2")

Triple aspect, bifold doors onto garden, UFH, three oven Everhot range cooker, Integrated fridge/freezer, Integrated dishwasher.

### Lounge 3.96 x 3.56 (12'11" x 11'8")

Radiator, wood burner

### Snug 4.12 x 3.84 (13'6" x 12'7")

Radiator, wood burner with back boiler

### Sun Room 3.61 x 2.48 (11'10" x 8'1")

Double doors onto patio area.

### Bedroom 4/Study 3.88 x 2.78 (12'8" x 9'1")

Triple aspect, underfloor heating.

### Shower room

Radiator, Wet room style shower, WC & sink.

### First Floor Landing

Large built in cupboard, airing cupboard, built in bookcase, cupboard containing the hot water tank and access to loft.

### Bedroom 1 5.25 x 4.90 (17'2" x 16'0")

Triple aspect, underfloor heating.

### Ensuite 2.29 x 1.81 (7'6" x 5'11")

Underfloor heating, heated towel rail, shower, WC and sink.

### Bedroom 2 4.35 x 3.92 (14'3" x 12'10")

Underfloor heating, dual aspect, under eaves storage area and balcony.

### Bedroom 3 4.38 x 3.21 (14'4" x 10'6")

Underfloor heating, dual aspect, access to loft.

### Family Bathroom 3.65 x 2.25 (11'11" x 7'4")

Underfloor heating, Shower over bath, sink, WC and heated towel rail.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	74
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		



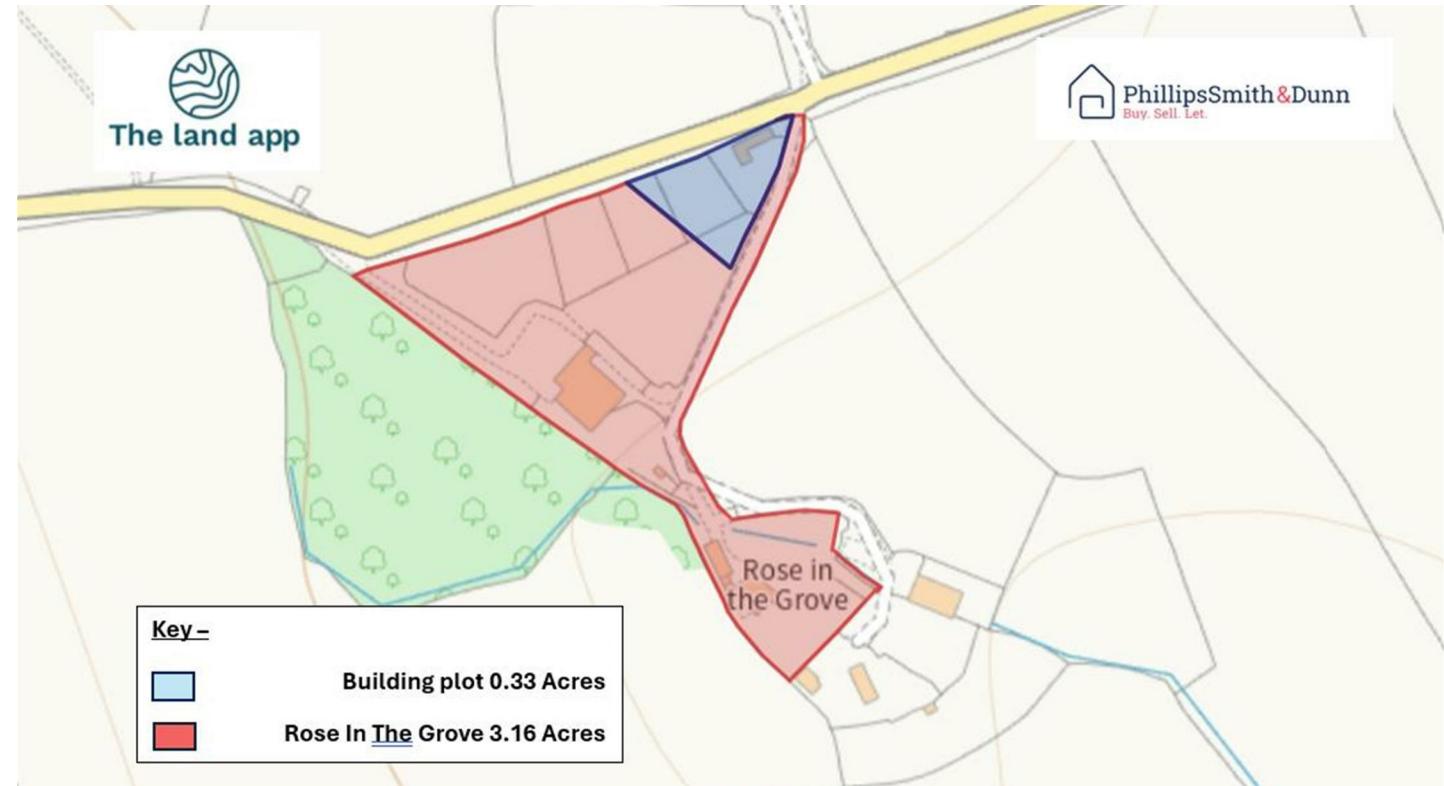
## SERVICES

Heating is by a two-method biomass boiler system, either wood pellets or logs and there are two wood burners in the house, one with a back boiler.

The property is on mains electric but also benefits from a 4kW grid-tied Solar PV system whilst solar thermal on the house contributes towards hot water.

Water is via a borehole and there is private drainage. Mains water is nearby should the new owners wish to connect to mains water.

We are aware of a mutual restrictive covenant relating to both this property and the immediate neighboring properties which doesn't allow commercial businesses. For more information please contact a member of the team.



## DIRECTIONS

Either, from Stibb Cross turn right towards Woolsery and after about 3 miles turn right where it will be sign posted Buckland Brewer. At the next junction turn right towards Eckworthy and Tythecott and follow the road until the entrance of the drive on your right. Or, from Powlers Piece, turn left towards Stibb Cross and after 2 miles turn left where it is signposted Buckland Brewer (second turning signed Buckland Brewer) At the next junction turn right towards Eckworthy and Tythecott and follow the road until the entrance of the drive on your right. Using the free mobile app What3Words [///proclaims.olive.bring](https://www.what3words.com/proclaims.olive.bring) will bring you to the top of the drive.





GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2193 sq.ft. (203.7 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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