



TOWER HOUSE
BUCKLAND BREWER, BIDEFORD, DEVON, EX39 5LN

£550,000

Tower House, situated within the heart of this popular Devon village, is an extremely well presented and welcoming home, ideal for those seeking a semi rural lifestyle with comfortable space for families together with room for visiting friends & relatives.

Complimented by beautifully manicured gardens, the property is approached via wooden entrance gates onto a brick paved driveway providing ample off road parking whilst the much improved accommodation benefits from oil fired central heating & uPVC double glazing together with PV solar panels, with battery storage and feed-in tariff.

The flexible ground floor living space flows naturally between all rooms, culminating in the wonderful conservatory, offering sitting and dining space whilst enjoying a pleasant outlook over the garden.

A spacious lounge, with feature wood burner, and a separate dining room overlook the attractive frontage whilst the modern kitchen – installed by the present owners – offers an excellent range of cupboards & drawers together with built-in appliances of electric oven & gas hob, dishwasher and fridge/freezer.

Adding further functionality, a large utility room provides ample space for additional appliances or white goods and also includes a practical shower room – ideal for muddy paws & sandy toes.

Over the first floor are 3 double bedrooms and a stylish modern bathroom, complete with both bath and separate shower enclosure. Two of the bedrooms are equipped with built-in wardrobes whilst the third, overlooking the vibrant garden, is complete with a well appointed en-suite.

Externally, the aforementioned gardens are a delight, the front being laid to lawn with a selection of established & colourful shrubs. Access to either side leads to the rear garden, which offers a stunning blend of level lawns and two patio areas – perfect for outside dining and entertaining.





Bound to each side by established trees and hedgerows, the rear garden is a haven further complimented by a useful potting shed and workshop whilst a natural well is a particular benefit when maintaining the lawns and beds throughout the spring & summer months

LOCATION

Buckland Brewer is just 6 miles from the historic port town of Bideford, offering major supermarkets, independent shops, pubs, restaurants, medical centres, schools, the popular Pannier Market, and the Burton Art Gallery.

Nearby Great Torrington (7 miles) is home to RHS Rosemoor Gardens, scenic riverside walks, and a vibrant local arts scene. For broader amenities, Barnstaple (15 miles) provides extensive retail options, a hospital, and rail links to Exeter.

North Devon's stunning coastline is within easy reach. Westward Ho! (10 miles) boasts a Blue Flag beach perfect for families and surfers. Instow (11 miles) offers calm estuary waters ideal for paddleboarding and dog walks.

Saunton Sands and Croyde, both within 45 minutes, feature world-class surf and golden dunes. The nearby South West Coast Path and UNESCO Biosphere Reserve offer exceptional walking and wildlife experiences.

NEED TO KNOW

Services: Mains water, electricity & drainage. Additional private well water supply. LPG fueled hob in kitchen. PV solar panels with battery storage.

Energy Performance Certificate: TBC

Council Tax: Band E (£3,004.44 per annum)

What3Words: foreheads.rephrase.leaflet





24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

