



## 29 Lower Abbots, Buckland Brewer, Bideford, EX39 5FH

Price Guide £350,000

- NO ONWARD CHAIN
- Open Plan Living
- Off-Road Parking With Garage
- Stylishly Presented
- Stunning Modern Home
- Far-Reaching Countryside Views
- Landscaped Rear Garden
- Desirable Village Location
- Must See!

## 29 Lower Abbots, Bideford EX39 5FH

Set in the heart of the charming village of Buckland Brewer, this beautifully designed home combines modern comfort with a stunning countryside setting. Offering three generously sized bedrooms and a thoughtfully designed layout, it's perfect for families or anyone looking for a peaceful rural retreat. The open-plan living space is bright and welcoming, with a seamless flow between the kitchen, dining, and lounge areas. Positioned to make the most of its scenic outlook, the property enjoys an elevated setting with far-reaching countryside views, while still offering easy access to local amenities and the picturesque village surroundings. With ample parking and a garage included, this modern home is not to be missed.



Council Tax Band: D



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Shower Room

A contemporary three-piece suite featuring a walk-in shower cubicle, low-level WC, and a stylish hand wash basin."

### Kitchen/Breakfast Room

16'1" x 10'2"

The kitchen/breakfast room has been tastefully refurbished by the current owner, featuring a sleek range of matching wall and base units complemented by a central island with integrated breakfast seating. High-quality built-in Bosch appliances include a dishwasher, induction hob with oven and extractor above. The kitchen also offers space for additional white goods and is finished with a stainless steel sink and drainer."

### Lounge/Diner

18'3" x 10'6"

The lounge can be accessed either from the kitchen or via the entrance hallway. This beautifully presented space features a striking built-in media wall and large sliding doors that open out to the landscaped rear garden. Bathed in natural light, the room also enjoys far-reaching views across the picturesque North Devon countryside.

## First Floor

### Bedroom One

10'3" x 9'10"

A spacious double bedroom, finished to an exceptional standard and complemented by its own private en-suite bathroom.

### Ensuite

Fitted with a modern three-piece suite, including a walk-in shower enclosure, low-level WC, and a contemporary hand wash basin.

### Bedroom Two

10'3" x 9'8"

A generously sized double bedroom offering breathtaking views across the surrounding countryside.

### Bedroom Three

10'11" x 7'6"

An additional bedroom, perfect for use as a home office, study, or hobbies room.

### Bathroom

Fitted with a modern three-piece suite, including a bath with shower attachment, low-level WC, hand wash basin, and a heated towel rail for added comfort.

### Outside

To the front of the property, there is ample parking for multiple vehicles along with access to the garage via an up-and-over door. A beautifully landscaped front garden features elegant porcelain paving and a vibrant flower and shrub border. Gated side access leads to the rear garden, which is mainly laid to lawn and framed by well-established plants, shrubs, and a wooden fence. A porcelain-paved patio area extends from the lounge, offering a Mediterranean-style setting—perfect for outdoor dining—while enjoying stunning views over the surrounding countryside.

### Services

All mains services connected, air source heating.



## Directions

From the A39 Bideford (Atlantic Highway) After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st exit and continue along the A386. After 1½ miles turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles turn left sign posted Buckland Brewer. Follow this road into the village and continue past the primary school. After the primary school, take the first left into Hillpark and follow the estate road. You will find Lower Abbots located at the end of Hillpark estate road.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

