



Change-in-Time, Buckland Brewer, Bideford
EX39 5LN Guide Price £395,000



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An immaculately presented substantial 3 double bed roomed 2 reception roomed Grade II listed attached cottage with a wealth of charm and character, gardens, large garage and ample parking, pleasantly set adjacent to the village church, in the heart of the popular village of Buckland Brewer. Early internal inspection advised to avoid disappointment!!

- Beautifully Presented Period Home
- Grade II Listed
- Many Character Features
- Spacious Kitchen/Breakfast Room
- 2 Reception Rooms
- 3 Double Bedrooms (Master en-suite)
- Single Garage and Additional Parking
- Southerly Facing Rear Garden
- Oil Fired Radiator Central Heating
- Partial Double Glazing
- Early Internal Inspection a Must!!

General

Services: Mains water, electricity and drainage

Tenure: Freehold **Council Tax:** Band D

Change-in-Time is believed to date from the 16th Century, having a very interesting past, as we are advised by the seller, that the property was previously used as a public house for the village during the 1800s, and was then known as the Bell Inn. The property is well presented to the market, and the characterful accommodation benefits from oil fired radiator central heating, partial double glazing and is now ideally suited to provide a comfortable family residence. Your early internal inspection is advised to avoid disappointment!!





Situated opposite the village church and just a short walk from the village amenities which include a community shop, school, village hall, village inn and places of worship, is Change-in-Time. Bideford, is a market town and working port, approximately 6 miles distant, which offers an excellent range of shopping facilities and amenities, with the former fishing village of Appledore, with its quaint narrow streets and quayside, approximately 20 minutes driving distance away. The coastal resort of Westward Ho!, famed for its long golden sandy beach, is approximately 15 minutes drive away. It is approximately 3 miles to the nearest junction of the A39/North Devon Link Road, connecting with the M5 at Tiverton. This also gives good access to Barnstaple, the area's major regional centre, which is within 30 minutes driving distance.

Part glazed entrance door with courtesy light adjacent gives access to:

LIVING ROOM: Window to front elevation. Full height feature fireplace housing a multi fuel stove with heavy beam over, beamed ceiling, wall light points, radiator, carpet. Wide staircase to first floor landing. Door to:

DINING ROOM: A dual aspect room with windows to front and side elevations. Stanley oil fired cook and heat range set in a tiled recess with wooden mantle over. TV aerial point. Window seat. Quarry tiled floor. Door to:

KITCHEN/BREAKFAST ROOM: A triple aspect room fitted with a range of units comprising inset ceramic sink unit with mixer tap with cupboard under. A range of matching units with work surfaces (some tiled) over, a range of matching wall units (some with glazed display frontage), island unit, integrated dishwasher and fridge, integrated electric oven with hob over set into a tiled recess with beam over, downlighting, TV aerial point, tiled floor, door to:

REAR LOBBY: Window and double-glazed door to rear elevation. Wall light point. Radiator. Tiled floor.





UTILITY/CLOAKROOM: Window to rear elevation. Fitted worksurface with inset circular sink with cupboard under. Tiled splashbacks. Space and plumbing for washing machine. Ventaxia extractor fan. Low level flush WC. Radiator. Vinyl flooring.

FIRST FLOOR LANDING: Velux window. Deep walk in airing cupboard with lagged hot water cylinder with slatted shelving. Ceiling trap to loft space. Feature archway. Radiator. Carpet.

MASTER BEDROOM: A dual aspect room with windows to front and side elevations. Fitted store cupboard. Radiator. Carpet. Open access to:

EN-SUITE: Shower recess with shower fitment and glazed bifold door. Vanity wash basin. Tiled splashbacks. Downlighting. Tiled floor.

BEDROOM 2: A dual aspect room with windows to front and rear elevations. Deep fitted store cupboard. Radiator. Carpet.

BEDROOM 3: Window to rear elevation. TV aerial point. Telephone point. Radiator. Carpet.

BATHROOM: Window to rear elevation. Fitted with a Victorian style suite comprising roll top bath with ball and clawed feet and mixer shower fitment, high level flush WC, pedestal wash basin with strip light with electric shaver point over, tiled splashbacks, chrome heated ladder style radiator, vinyl flooring.

EXTERIOR: To the front of the property is a fore garden, ideal for pots, tubs etc. To the rear is an enclosed southerly facing paved and gravelled garden area with borders, an external water tap, external lighting, with a pedestrian entrance gate. A further gravelled garden area houses the oil storage tank. There is a **DETACHED GARAGE** 19' x 9'6" with up and over door, fitted workbench, power and lighting and side personal door, with an extensive tarmac off road parking facility to the front, providing space for a number of vehicles.

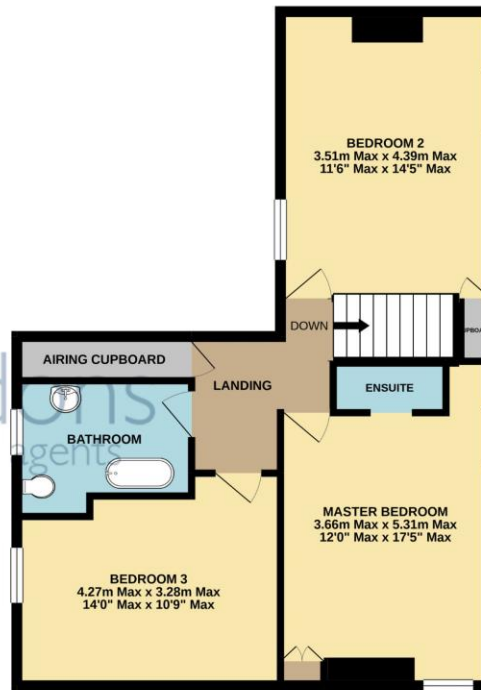




GROUND FLOOR



1ST FLOOR



DIRECTIONS: Depart Bideford Quay in a westerly direction, proceeding straight through a mini roundabout at the end of the Old Bridge, and at a second roundabout bear left. Proceed out of the town, whereby adjacent to a former chapel on your right, turn right signed Buckland Brewer. Follow the directional signage to the village, where Change-in-Time is located virtually directly opposite the village church, and is identified by a for sale board.

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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