



2 The Greenings
Buckland Brewer, Devon EX39 5LR

Price Guide £250,000

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A deceptively spacious 3 double bed (1 en-suite) and 2 reception roomed terraced cottage in the heart of this popular village, with easy on street parking directly outside. This character property has many period features, including an inglenook fireplace with bread oven and log burning stove and exposed ceiling timbers in the sitting room, and a long galley kitchen with Rayburn, butler sink and solid wood worktops. To the rear there is a lovely garden with plenty of patio space.

The village of Buckland Brewer has a population of about 600 which is likely to expand in coming years. It also has a primary school, church, chapel and lively community spirit centred around the village hall. There is also a community shop and historic thatched inn/restaurant.

The towns of Bideford and Torrington are 6 miles away approximately and provide a good range of shops, amenities and facilities with the North Devon Link road being easily accessible within 3 miles



Sitting Room

13' 7" (4.14m) x 11' 1" (3.38m)

Lovely cosy room with exposed ceiling beams, a large inglenook style fireplace with fitted woodburning stove, original bread oven, TV point, covered radiator, laminated flooring, walk-in store cupboard and half glazed door opening to further storage cupboard.

Dining Room

16' 7" (5.06m) x 12' 1" (3.68m)

Wood flooring, open fireplace with woodburning stove, covered radiator, wall recess with wine rack and shelving, built in storage cupboard, shuttered window.

Kitchen

19' 4" (5.89m) x 6' 9" (2.06m)

Cottage style galley kitchen with butler's sink, solid wood work surfaces, base and wall storage units, part tiled walls, space for washing machine, fridge freezer, tumble drier etc. Solid fuel Rayburn for central heating, space for range style cooker, Pvcu double glazed window overlooking rear garden. Stable door to outside.

Bedroom 1

13' 10" (4.22m) x 12' 6" (3.82m)

Large window and window seat overlooking rear garden, fitted floor to ceiling wardrobe cupboards along one wall, tiled fireplace with wooden surround, radiator. Door opens to:

Ensuite Shower room

Comprising suite of low flush WC, pedestal wash hand basin with tiled splashback, corner entry shower cubicle with Mira shower, tiled surround, radiator, timber flooring. Corner airing cupboard with lagged hot water tank and slatted drying shelves.

Bedroom 2

17' 3" (5.25m) x 11' 7" (3.52m)

Pvcu double glazed window overlooking the front, radiator.

Bedroom 3

13' 7" (4.15m) max x 10' 12" (3.35m) max

Radiator, timber flooring, Pvcu window overlooking the front, radiator.

Shower Room

Comprising modern white suite of enclosed wash hand basin in vanity surround with cupboard below, shower cubicle with folding screen, Mira shower, tiled walls. Extractor fan, radiator, low flush WC.

Outside

Covered rear porch with access to log store, steps up to rear garden comprising large paved patio area, leading on to a small lawn with further garden comprising paved patio. The garden as a whole is not overlooked and is enclosed by wall, hedging and fencing.

Services: Mains electric and water.- Solid fuel heating and hot water.

Energy Performance Certificate: F

Council Tax Banding: B

Directions: From Bideford proceed on the A386 towards Torrington and after 2 miles at Landcross (by the former chapel) turn right signposted Buckland Brewer, Littleham and Bradworthy. Continue for a further 3 miles until reaching Hooper's Water (with telephone box on the right hand side) and here turn left signposted Buckland Brewer. Proceed into the village (Tower Hill) passing Buckland View on the left and go past the church and Greenings will be found on the right hand side





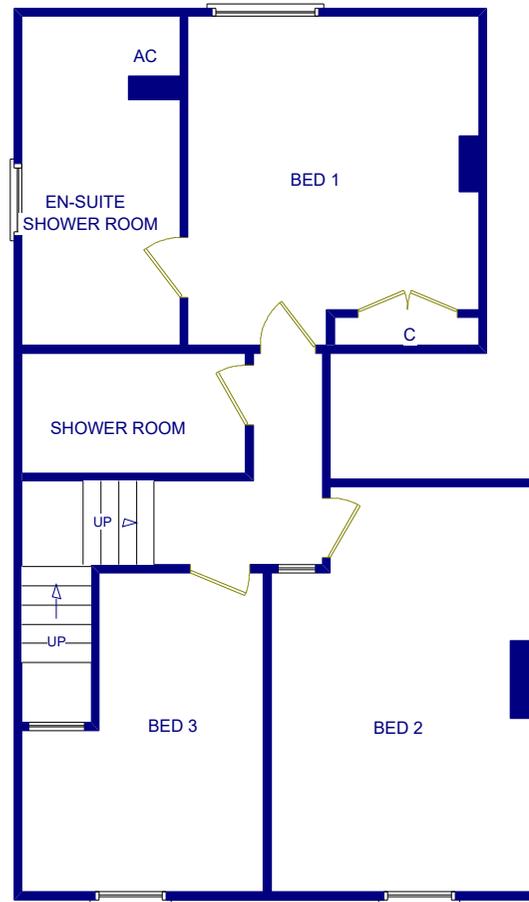
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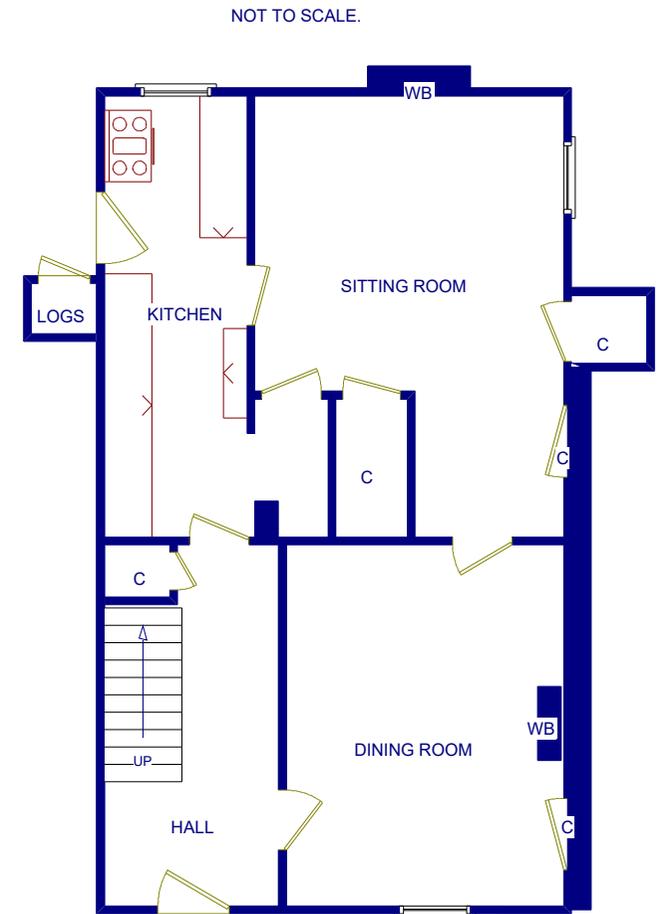
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