



2 Twitchen Hill



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Buckland Brewer, Bideford, Devon, EX39 5NJ

Buckland Brewer 2 miles. Bideford 8 miles. Torrington 7 miles.

A well-presented 3-bedroom property, with gardens and parking in a picturesque setting.

- 3 Bedrooms
- 2 Receptions Rooms
- Gardens
- Additional Land & Buildings Available
- Council Tax Band 'C'
- Unspoilt Countryside views
- Parking For Multiple Vehicles
- Southerly Aspect
- No Onward Chain
- Freehold

Guide Price £325,000

Situation

2 Twitchen Hill is one of a pair of cottages, located within the parish of Buckland Brewer and approximately 2 miles from the village itself. The well-regarded village of Buckland Brewer offers the essential amenities that are the heartbeat of any thriving, rural village, including; The Coach and Horses (13th Century, Thatched Inn, renowned for its 'home-cooked' food), Buckland Brewer Community Shop, village hall, parish church, primary school (5-11) and pre-school (under 5's) and a daily bus service (Stagecoach 372).

The port town of Bideford (8 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Bucks Mills (6 miles), Westward Ho! (6 miles) Appledore (8 miles) and Instow (9 miles) offer a mixture of sandy beaches, fine pubs/restaurants, rugged coastline/coves and a historic quay, amongst other amenities and attractions. The A39/North Devon Link Road bypasses Bideford and provides brisk passage in/out of the area, to the regional centre of Barnstaple (15 miles) and to the M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

Description

2 Twitchen Hill is a spacious, 3-bedroom, attached cottage, set in the heart of the picturesque North Devon countryside. The house and grounds are south facing with unobstructed, panoramic views. The accommodation has been modernised throughout and is presented in good decorative order, principally comprising; 3 bedrooms and 2 reception rooms, including a contemporary kitchen/dining/living room. The house would lend itself to an extension (stp). Outside, there are large and level gardens, with parking for multiple vehicles. The property has never before been offered for sale on the 'open market' and is available with 'no onward chain'.



Accommodation

The front door opens into the ENTRANCE HALL, with space to hang coats, opening into the HALLWAY with stairs leading up/storage cupboard beneath and doorway to the kitchen/dining room and door to the SITTING ROOM with double aspect and woodburning fire on a slate hearth. The KITCHEN & DINING ROOM offer an open-plan and functional living space, the kitchen is fitted with a comprehensive range of light grey units with contrasting quartz worktop over and matching wall units, with peninsula island/breakfast bar, appliances include; 5-ring Rangemaster cooker with twin oven/grill with extractor over, integrated dishwasher stainless steel sink/drainer, space for tall fridge/freezer and back door opening out to the side of the house. The dining area takes advantage of the southerly aspect, with double doors opening to a small terrace, with garden beyond and fantastic, far-reaching views.

Upstairs, there are 3 bedrooms and a bathroom. BEDROOM 1 is a double room, with inset twin cupboard/wardrobe. BEDROOM 2 is a double room, with double aspect and inset twin cupboard/wardrobe. BEDROOM 3 is currently furnished with a bank of fitted wardrobes. The BATHROOM, with panelled bath/shower over, basin and heated towel rail airing/linen cupboard with fitted shelving and hot water cylinder. Separate cloakroom with WC.

Gardens & Grounds

The property occupies a 'corner plot' with a southerly orientation. The well-proportioned and level gardens are situated at the front and side of the house and predominantly laid to lawn, with secure, fenced boundaries. There is a small, paved terrace in front of the house with patio to the side and detached outbuilding, with a large, sheltered courtyard behind the house. At the foot of the garden, a gate and path lead to the parking area, offering parking for multiple vehicles.

Additional Land & Buildings

Approximately 0.5 miles away from the house, additional land/buildings are available to purchase by separate negotiation, called; 'Building and Land near Twitche Hill'. The land and buildings form a useful agricultural holding and include: 3 grass fields, a concrete yard with agricultural building (11.49m x 9.82m) further loose box / stables with three boxes (3.41m x 3.48m each), small storage room (3.67m x 1.89m).
Total approx. 10.94 Acres (4.43 Hectares).
Guide Price £165,000.

Services & Additional Information

Services: Mains electricity and water. Private drainage.
Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider.
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

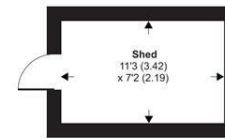
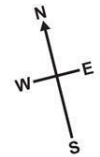
If approaching from Bideford towards Torrington, leave the town on 'New Rd', with the river on your left, onto the A386, continue on this road for approx. 1 mile, turn right at 'Landcross', signed 'Littleham / Buckland Brewer / Parkham / Bradworthy', follow this road for 6 miles, then turn left signed 'Buckland Brewer'. In 0.2 miles, turn right signed 'Twitche', and follow this road for approx. 1 mile, then turn right, and the property will be on your left in approx. 0.2 miles.
Postcode: EX39 5NJ (not to be relied upon)
What3words: ///record.tractor.suspended



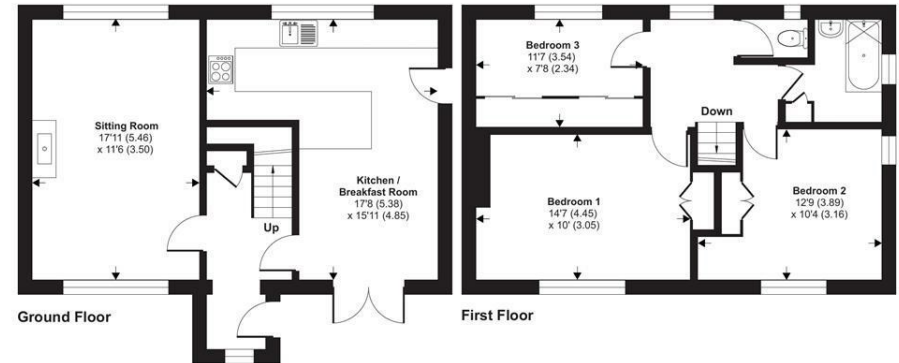
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1017 sq ft / 94.4 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 1095 sq ft / 101.6 sq m
 For identification only - Not to scale



Outbuilding



Ground Floor

First Floor



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

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