



Beara Farm











# Beara Farm

Buckland Brewer, Bideford, , EX39 5EH

Bideford 5 miles, Westward Ho! beach 5.5 miles, Barnstaple 14 miles

A historic period farmhouse and two cottages set within gardens and grounds of around 3.4 acres, all set in an idyllic and peaceful location.

- Four bedroom farmhouse
- Recently renovated
- Set in around 3.4 acres
- Outbuildings
- Council tax band E
- Two cottages
- Peaceful and Idyllic setting
- Accommodation of over 4000 sqft
- Freehold

Guide Price £1,650,000

## Stags Bideford

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**SITUATION**

In terms of location, Beara Farm provides the best of both worlds being in an almost ‘hidden’ location yet is close to local villages, amenities, schools and a short drive into Bideford town, the SW coastal path and the beach. Buckland Brewer offers a good range of amenities including a local community shop, church, primary school and popular traditional thatched inn. The nearest town is the the port and market town of Bideford which offers a wider range of amenities including banks, schooling for all ages (public and private), restaurants, pubs and five supermarkets. The property is also located within 5 miles of the sandy beach at Westward Ho! which is ideal for families, keen surfers and golfers as it adjoins Northam Burrows Country Park and the Royal North Devon Golf Club. There is also access to the South West Coastal Footpath, which affords good walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is within a 20 minute drive and has all the area’s main business, shopping and commercial venues and rail link to Exeter station, which then links to the rest of the national rail network.

**DESCRIPTION**

Beara Farm comprises of a four-bedroom, four reception room historic period farmhouse and two cottages set within gardens and grounds of around 3.4 acres, all set in an idyllic and peaceful location. The farmhouse has undergone extensive restoration in recent years and has been sympathetically and meticulously renovated, resulting in an exceptional yet traditional period home with stylish accommodation spread over two floors and bespoke high-quality finishes that blend seamlessly with many restored period features such as flagstone flooring, exposed beams and inglenook fireplaces just to name a few. The two cottages, have also been a labour of love for the current owners and are now very impressive, well-established and proven holiday rentals, providing the future buyer comfort of mind that the business will continue; yet, because they are unrestricted, they could be utilised for further accommodation for the farmhouse or for anyone looking for multi-generational living. Beara Farm is unquestionably a wonderful property, providing an excellent home and income opportunity together with gardens and paddock, offering the full lifestyle package for potential growers, livestock keepers or for equestrian use. Being offered with no onward chain.

**BEARA**

Beara itself is a beautiful traditional Farmhouse, exuding charm and elegance at every turn with a jaw dropping aesthetic that is both inviting and refined. Entering from the open porch and stained glass door you are greeted by a stunning family room which sets the tone for the rest of the house with its flagstone flooring, exposed beams, window seats, stone inglenook fireplace with woodburner and calming decorative tones. From here is access to the utility/boot room with space for all white goods, traditional ceramic farmhouse sink and door to the front. To the rear of the property is the exquisite kitchen. Fitted with bespoke farmhouse style units, granite worktops, Belfast sink, breakfast bar and integrated dishwasher, fridge and freezer. There is also a walk in pantry with fitted shelving, and door to the rear garden. The kitchen flows nicely into the stunning conservatory which offers an abundance of natural light, vaulted glass ceiling and views to the garden. Access to WC and dining room. The dining room offers a spacious family room and takes you through to the living room with exposed stone wall and woodburner.

On the first floor are four double bedrooms and family shower room. The principle bedroom is most impressive, offering vaulted ceilings with wooden beams, exposed stone and a spacious ensuite which consists of a freestanding bath, WC, sink, double walk in shower and exposed wooden floorboards.

**ROSE COTTAGE**

A picture postcard detached stone cottage with slate roof and characterful features which include exposed stone, plank and muntin screens, exposed beams, slate finishes and flagstone flooring together with a courtyard garden and fine views. The accommodation includes two double bedrooms and a stylish family bathroom on the ground floor and the first floor is a stunning space with an open plan sitting/dining/kitchen area which includes a vaulted ceiling with impressive exposed beams. A quality fitted kitchen with a range of units, built in appliances, wood burner and Juliet balcony enjoying fine views.







#### THE OLD DAIRY

Attached to the farmhouse, The Old Dairy is an interesting and charming self contained cottage which is proving to be a very successful holiday let but could be used for dual occupancy. Much like the farmhouse and Rose Cottage the character, aesthetics and quality of finish continues. On the ground floor there are two double bedrooms and bathroom. On the first floor is the impressive sitting/dining/kitchen room with vaulted ceiling, exposed beams, skylights and two Juliet balconies enjoying fine countryside views. The kitchen is fitted with a range of units, inset Belfast sink and integrated appliances, Outside is a south facing courtyard garden with views over the garden, pond and surrounding countryside.

#### GARDENS AND LAND

Accessed by a long sweeping drive that leads to a gravelled parking area with parking for all dwellings, with a large period barn which is split into four sections and mainly used for garaging. There is also a large detached stone barn with planning permission granted to convert into an additional dwelling and a detached granary with slate roof.

The gardens to the property are delightful and complement the house tremendously well. Created with a traditional English cottage style in mind, they include lawned gardens, an assortment of plants, shrubs and trees, meandering pathways, enclosed kitchen garden with two greenhouses and 8 raised beds and patio terrace which is perfect for alfresco dining. There is also a storage area for ride on mower etc, an old stone outhouse 'Little Beara' and raised summerhouse.

The land to the property includes two paddocks of wild meadow and enclosed sweeping lawn area with pond which is a haven for wildlife. All interconnecting with each other. The land could also be adapted for anybody looking for equestrian use, a small holding or simply exercising the dogs.

All amounting to around 3.4 acres.

#### PROPERTY INFORMATION

Mains water and electric

Oil central heating

Private drainage (newly fitted circa 2022)

Farmhouse- Stone and cob construction with natural slate roof and double glazed windows.

Rose Cottage- Stone and cob construction with slate roof

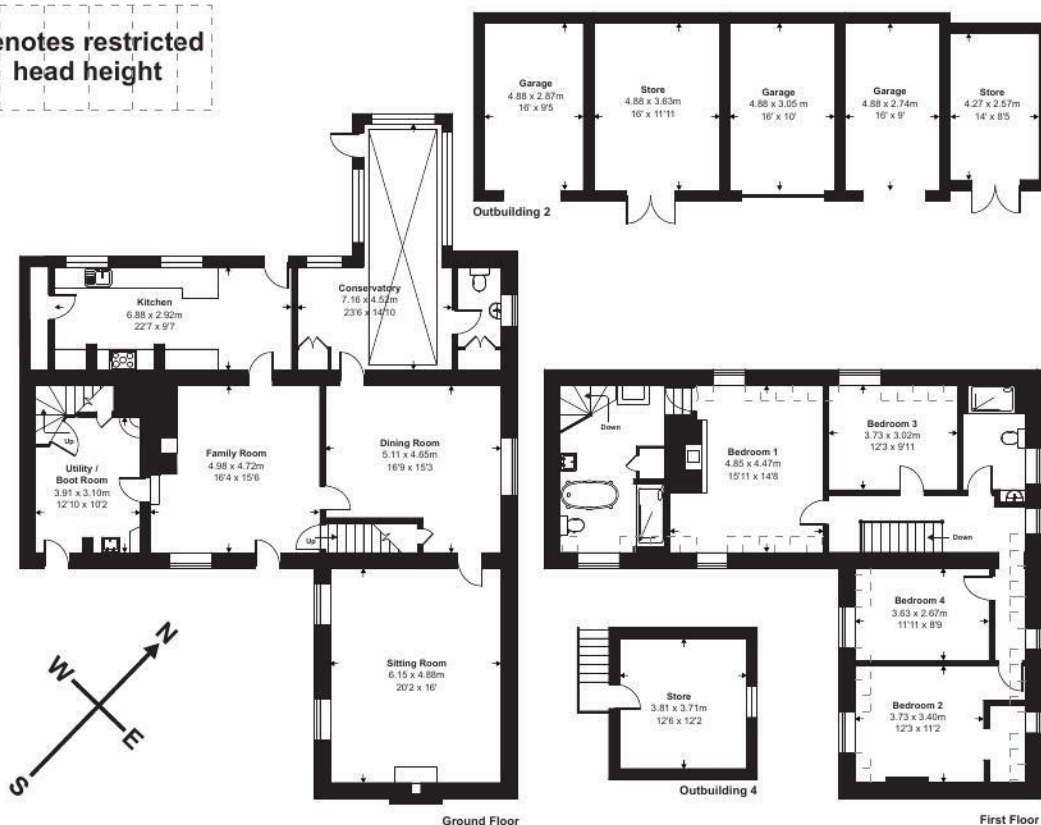
No onward chain

According to Ofcom, Standard broadband is available at the property. For further information such as mobile signal please see the Ofcom website.





Denotes restricted head height



Approximate Area = 2629 sq ft / 244.2 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Cottages = 818 sq ft / 75.9 sq m  
 Old Dairy = 556 sq ft / 51.6 sq m  
 Outbuilding = 1739 sq ft / 161 sq m  
 Total = 5905 sq ft / 548.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1148414



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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

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