



ST. ANNE'S COTTAGE,  
BUCKS MILLS, BIDEFORD, DEVON, EX39 5DY

*Exclusive Homes*  
£475,000



This story book cottage exudes charm, being nestled in leafy surroundings a short distance from the old quay and rugged coastline of Bucks Mills. Offering a wealth of character, the accommodation is comfortable and vibrant with exposed ceiling beams together with a warming fireplace in the lounge/dining room.

Gently nestled on a plot of c 2/3 an acre, St Anne's Cottage's quiet leafy setting is further enhanced by the tranquil sound of a stream which runs down into the village, forming a waterfall at the rugged cliff face. The neighbouring land is owned by the Woodland Trust, offering beautiful walks amongst bluebells, primroses & snowdrops & whilst providing peace of mind that this delightful setting is unlikely to alter.

The cottage is entered via a front conservatory taking in views up & down the gardens, the main entrance door opens into a deceptively spacious lounge/dining room complete with feature fireplace and exposed ceiling beams. The functional kitchen offers everything needed to hand with a range of cupboards & drawers together with built-in electric oven and induction hob.

A cloakroom/utility provides space & plumbing for a washing machine together with a WC and wash basin. An inner hall gives access to a useful office space, perfect for those working from home, whilst stairs rise to the first floor landing and off to each of the 3 bedrooms, 2 being doubles with built-in wardrobes, together with the well appointed shower room.

The gardens envelope the cottage and each of the bright airy rooms overlook the pleasant landscape. Plentiful lawns and a patio provide ample space to sit and enjoy the tranquil setting whilst enjoying the soothing sound of a nearby stream. A portion of the garden tapers into the hillside, where a number of pathways allow you to amble through the landscape and enjoy the wealth of native and planted flora & fauna. Also in the garden is a well constructed timber studio, complete with power, light and oil heater which is perfect in it's current form for those who enjoy arts & crafts or other hobbies, but equally could be a great summer house/garden room from which to enjoy the stunning surroundings.







St Anne's Cottage is located minutes from the main settlement of Bucks Mills with its picturesque coastline including a secluded cove with beach and coast paths to both Clovelly & Westward Ho!

Conveniently positioned at the top of the road, at the Bucks Cross junction is a useful post office/general store, whilst the nearby village of Woolser (Woolfardisworthy) is within easy reach and offers an excellent primary school, everyday amenities shop, church, popular public house, The Farmers Arms and a community hall.

The port & market town of Bideford is approximately 7 miles and offers a good selection of shops & amenities together with a choice of secondary schooling whilst the long sandy beach of Westward Ho! & the popular fishing village of Appledore are both approximately 9 miles distance whilst Junction 27 of the M5 motorway is within an hour's car journey.

### **NEED TO KNOW**

Services: Mains electricity & water are connected. LPG central heating. Private septic tank drainage.

Energy Performance Certificate: G (17)

Council Tax: BAND D (£2,208.90 per annum)

### **DIRECTIONS**

From the Bideford Heywood Road roundabout proceed towards Bude on the A39 link road. After approximately 7 miles, upon reaching Bucks Cross, turn right signposted to Bucks Mills. Continue down the winding road and shortly after passing St Anne's Church on the left hand side, St Anne's Cottage will be seen in all its splendour, on the right hand side – the parking area being found at the end of the garden, by the garage.







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