



1 WEST BUCKS
BUCKS CROSS, BIDEFORD, DEVON, EX39 5DT

GUIDE PRICE £395,000

1 West Bucks is a simply stunning 3 bedroom end terraced cottage offering the perfect blend of character and contemporary features together with an attractive rear garden complete with studio, garage and driveway parking.

In recent years the property has undergone a series of significant improvements by the current owners, resulting in this beautiful turnkey home which is ready to be enjoyed immediately by the future new owners.

The immensely welcoming and comfortable accommodation comprises a spacious, dual aspect lounge with inglenook fireplace and wood burner together with beamed ceiling whilst the superb kitchen/dining room features Devon tiled flooring and a range of modern cupboards & drawers adjoining wooden work surfaces with Belfast sink and built-in Neff appliances together with Stanley range oven.

From the kitchen is a large utility room offering matching range of cupboards & drawers with ceramic sink bowl & drainer together with space for under counter white goods. Completing the ground floor is a useful shower room, perfect for rinsing off muddy paws or sandy toes following a day enjoying the local beaches or walking trails.

From the first floor landing are 3 comfortable bedrooms and a stylishly appointed family bathroom, complete with separate shower enclosure. Bedroom 1 is a luxurious space, having previously been 2 individual rooms.

Externally, the beautiful gardens are as attractive as the cottage is appealing with a wealth of flowers & shrubs injecting vibrant colours. Enclosed by fencing and established hedgerow which provide areas of privacy, level lawns are complimented by a good sized patio area, perfect for summer BBQ's, together with a garden room/studio which is perfect as a work from home space or potential for an Airbnb income.

The gated driveway provides parking and turning space whilst the garage (14'6 x 14 (4.42m x 4.27m)) has light and power connected with an electric roller door.





NEED TO KNOW

Services: Mains electricity & water. Oil fired central heating. Private Drainage
Energy Performance Certificate (EPC): F (29)
Council Tax: Band C (£2053.93 per annum)

LOCATION

Being within short distance of the rugged coastline at Peppercombe, Bucks Mills & Hartland, scenic walks and beautiful sunsets are never too far away whilst nearby Clovelly, the unspoilt fishing village with cobbled streets and a stunning harbour, captures the imagination of days gone and is always good for a visit.

Nearby is Bucks Cross Post Office whilst the neighbouring village of Woolsery has seen major investment within recent years with The Farmers Arms being the hub of the community, providing a superb, cosy environment and excellent dining experience, together with the general store/post office and fish & chip shop.

The large towns of Bideford (8 miles) & Bude (17 miles) provide a good choice of shopping facilities together with both primary and secondary schooling.

DIRECTIONS

From the Bideford Heywood Road roundabout proceed towards Bude on the A39 link road. After approximately 7 miles, upon reaching Bucks Cross, continue past the holiday park entrance on the right hand side and follow the road around as it bear around to the right. 1 West Bucks will be seen as the first in the row of cottages, on the left hand side.

What3Words: repaying.pitch.scoots





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