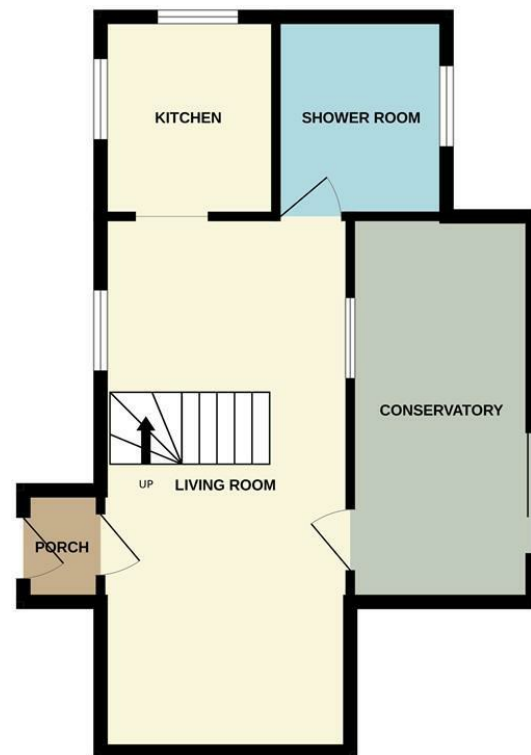
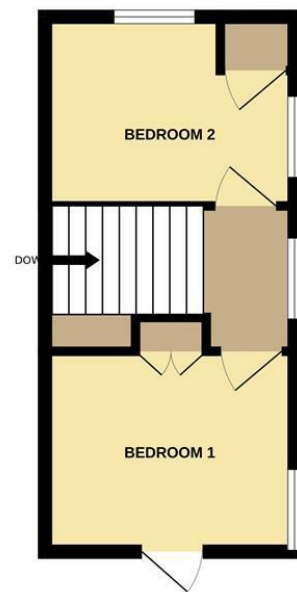


GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax 62025



Directions

From Bideford proceed along the A39 in a westerly direction through Fairy Cross, Horns Cross, and continuing to Bucks Cross where at a crossroads turn left. After approximately 300 yards, The Old Barn will be found on the right hand side, and identified by a for sale board..

Looking to sell? Let us
value your property
for free!

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Detached Converted Barn

The Old Barn Bucks Cross, Bideford, EX39 5DR

Offers In Excess Of

£269,950

- Popular Coastal Location
- Central Heating
- 2 Bedrooms
- Internal Inspection a Must!!!!
- Detached Converted Barn
- Enclosed Garden
- Conservatory
- Characterful Accommodation
- Parking Facility
- Coastal Views



Overview

Pleasantly set in an idyllic coastal and countryside location, within the ever popular location of Bucks Cross, is this well presented detached two bedroomed two storey converted barn with a wealth of charm and character, oil fired central heating, a delightful enclosed garden, and a parking facility for 2 vehicles.

Briefly the accommodation comprises of a welcoming entrance porch, a cosy living room with a woodburner and conservatory off which overlooks the garden, staircase to the first floor, a dining area, and open access to the kitchen which has some integral appliances. There is a well appointed ground floor shower room with a laundry facility. To the first floor are 2 bedrooms, both with vaulted ceilings and fitted storage (one having stone steps leading down to the front of the property), with both enjoying coastal and rural views.

Bucks Cross is a popular coastal village location, with a local shop/post office, with a regular bus service leading to the nearby and highly regarded village of Woolsery, with a good selection of local amenities, and in the opposite direction to the port and market town of Bideford, located on the banks of the River Torridge. Barnstaple, North Devons Regional Centre, housing the areas main shopping business and commercial venues, is approximately 30 minutes driving distance away via the A39/North Devon Link Road. Close at hand is some of North Devons rugged coastline around the areas of Hartland and Clovelly, with the coastal hamlet of Bucks Mills being within walking distance.

Services

Mains electric and water. Private drainage.

Council Tax band

C

EPC Rating

Band D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Room list:

Entrance Porch

Living Room

6.71m x 3.12m (22' x 10'3")

Kitchen

2.67m x 2.18m (8'9" x 7'2")

Shower Room

Bedroom 1

3.12m x 2.84m (10'3" x 9'4")

Bedroom 2

3.12m x 2.36m (10'3 x 7'9")

Conservatory

4.57m x 2.29m (15'72 x 7'6")

Outside

The property is approached over a gravelled driveway, over which an adjoining property has a right of access, adjacent to which is a parking facility for vehicles. Access to each side of the property leads to the rear garden, which affords a high degree of privacy, having an extensive lawn, and a useful garden shed. There is also an oil fired boiler serving the domestic hot water and central heating systems, and an oil storage tank.

