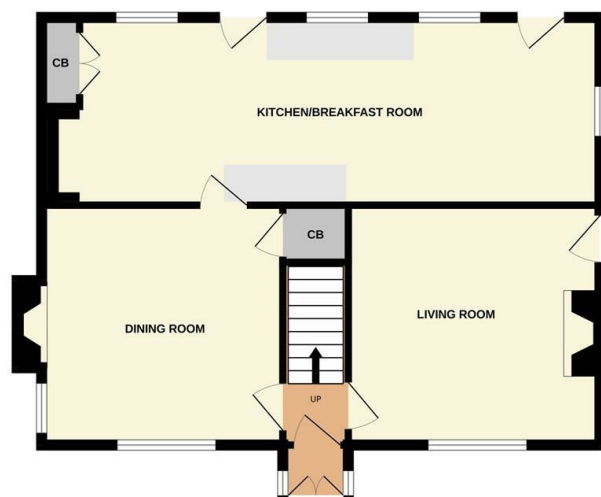
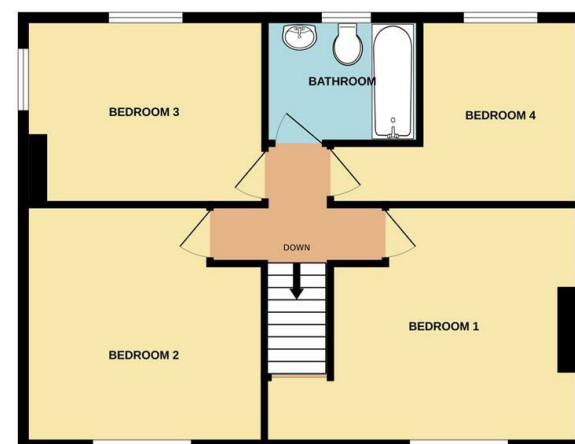


GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.1 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.
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Exquisite Coastal Cottage

Bucks Cottage Bucks Mills, Bideford, EX39 5DY

Guide Price

£685,000

- Detached Period Cottage
- Grade II Listed
- Many Character Features
- 4 Bedrooms
- 2 Reception Rooms
- Detached Garage and Parking
- Coastal Views
- No Onward Sales Chain!!
- Must be seen!!

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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Overview

Bucks Cottage is a most delightful detached double fronted Grade II listed two storey period cottage, with a wealth of charm and character, in a timeless and tranquil setting within the highly sought after coastal village of Bucks Mills. The property blends a number of inherent character features with modern day amenities, and is presented to a high standard. The centrally heated accommodation is adaptable, and merits an early internal inspection to avoid disappointment!!! Available to the market with no onward sales chain - book your viewing appointment through the selling agents now!!

Briefly the accommodation comprises of an entrance porch with feature stained glasswork to the double doors, leading to the entrance lobby with a wide staircase to the first floor accommodation. There are 2 generous sized reception rooms, each being dual aspect - the sitting room having a feature fireplace with a wood burning stove, and a glazed door leading to the garden, whilst the dining room has an imposing inglenook fireplace, and leads through to the extensive (30' long) kitchen/breakfast room, with a sink unit, ample space for appliances, a Redfyre stove for cooking and heating purposes, a tiled floor, and ample storage, with a door providing access to the rear courtyard. To the first floor are 4 generous sized bedrooms - bedroom 1 having glorious views over the gardens and down the valley and out to sea towards Lundy Island. The bathroom has a white 3 piece suite with a shower over the bath..

Bucks Mills is a former fishing village, nestling in a steeply sided valley with a stream flowing through, leading down to the picturesque and rugged North Devon Coastline, and providing access to the South West Coastal Path. The beach at Bucks Mills, just a short walk away, is mainly pebbled, with some sandy sections at low tide, and from where spectacular views are enjoyed out to sea, and across to Lundy Island. The nearby village of Bucks Cross has a convenience shop and post office, whilst the popular village of Woolsery has a good selection of local facilities, whilst the port and market town of Bideford is approximately 10 miles distant, located on the banks of the River Torridge, and houses a wide range of amenities. North Devon's Regional Centre, Barnstaple, is approximately 20 miles distant, accessible via the A39, and houses the areas main shopping, business and commercial venues. The M5 motorway is approximately just over an hours drive away.

Services

Mains electric and water. Private drainage

Council Tax band D

EPC Rating - Exempt

Tenure

Freehold

Viewings

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



Outside

The property is set within delightful feature gardens approaching 1/4 acre in size, which afford a high degree of privacy, and adjoin National Trust owned woodland to the rear. The main garden area, set to the front and side of the house, is lawned with an extensive range of mature shrubs, bushes trees etc, with to the rear a private courtyard style garden adjoining National Trust owned woodland, with a paved patio, adjacent to which is a stone outbuilding which provides a UTILITY AREA with laundry facilities and a WC. To the side of the property is a SINGLE GARAGE 16' x 10' with additional parking to the front for a number of vehicles.



Room list:

Entrance Porch and Lobby

Sitting Room
4.01m x 3.86m (13'2" x 12'8")

Dining Room
3.89m x 3.84m (12'9" x 12'7")

Kitchen/Breakfast Room
9.22m x 3.00m (30'3 x 9'10")

Bedroom 1
3.96m x 3.89m (13' x 12'9")

Bedroom 2
3.94m x 3.66m*0.61m (12'11" x 12'*2)

Bedroom 3
4.09m x 3.05m (13'5" x 10')

Bedroom 4
3.05m x 2.62m + recess (10' x 8'7" + recess)

Bathroom

Utility Store