

# Superb Village House

14 Cross Park, Buckland Brewer, Bideford, EX39 5FR

Guide Price

£499,950



 **PhillipsSmith&Dunn**  
Buy. Sell. Let.

We value **your** property







# Recently constructed house in a sought after village location

14 Cross Park, Buckland Brewer, Bideford, EX39 5FR



PRESENTED TO SHOWHOME STANDARD is this recently constructed detached double glazed and centrally heated 4/5 bed roomed house, with generous sized adaptable accommodation set on a good sized plot with garage and parking, and located towards the edge of a popular modern residential development, centrally set within this popular village, and affording easy level access to local amenities. INTERNAL INSPECTION A MUST!!!!

SERVICES - All mains services available

COUNCIL TAX - BAND C

ENERGY PERFORMANCE CERTIFICATE - BAND C



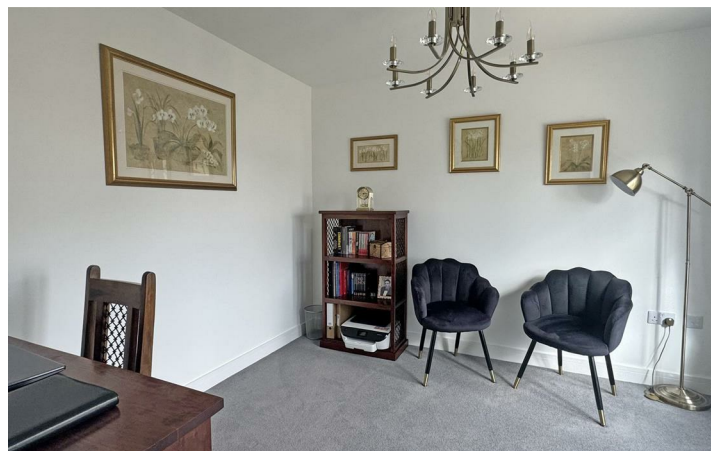
# DETAILS

Phillips Smith and Dunn Estate Agents are delighted to be able to offer to the market 14 Cross Park, Buckland Brewer - an immaculately presented detached house set to the edge of this ever popular North Devon village. Having generous sized double glazed and centrally heated adaptable accommodation on two storeys, the property was constructed in 2024 by the highly regarded Allison Homes, and benefits from the balance of a 10 year warranty, and 2 year 'snagging' period. From the front elevation, the property enjoys far reaching views across rooftops, to the tors of Dartmoor in the distance. The selling agents consider this delightful home to be ideally suited to provide a comfortable family residence, of which your early internal inspection is advised to avoid disappointment.

Briefly the accommodation comprises of a warm and welcoming entrance hall with a WC facility off, a cosy lounge overlooking the front of the house, a light and airy kitchen/diner/family room which is well appointed with integral appliances and granite worktops, whilst there is a useful utility room with an integral freezer. A study/bedroom completes the ground floor accommodation. To the first floor is a landing area leading to the bedroom accommodation. The master bedroom has en-suite facilities with a 4 piece suite, with the other 3 bedrooms all being of a generous size. there is a well appointed family bathroom.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**



### Entrance Hall with WC off

**Lounge 5.23m maximum x 3.45m maximum (17'2" maximum x 11'4" maximum)**

**Study/Bedroom 5 3.35m maximum x 3.00m maximum (11' maximum x 9'10" maximum)**

**Kitchen/diner/family room 8.69m x 2.90m (28'6 x 9'6")**

**Utility 1.83m x 1.83m (6' x 6')**

### First Floor Landing

**Master Bedroom 4.62m maximum x 4.57m maximum (15'2" maximum x 15' maximum)**

### En-suite

**Bedroom 2 4.57m maximum x 3.05m maximum (15' maximum x 10' maximum)**

**Bedroom 3 3.56m x 3.35m (11'8 x 11')**

**Bedroom 4 3.56m x 2.44m (11'8" x 8')**

### Family Bathroom









Set on a generous sized plot, to the front of the property is an open plan lawned garden with flower borders and paved stepped access. To the rear is an enclosed garden laid predominantly to lawn with a paved patio area. There is a large single GARAGE with an up and over door, power and lighting, and with a tarmacadam parking facility to the front.

Buckland Brewer is a typical North Devon village - it is famous for being the homeplace of Edward Capern, the poet postman. It nestles amongst North Devons rolling 'patchwork' countryside, and houses local amenities of community shop, village inn, places of worship including the Church of St Mary, a primary school and a village hall. Approximately 10/15 minutes driving distance ins the working port and town of Bideford set on the banks of the River Torridge, and benefits from shopping facilities, schooling for all ages, and a good selection of leisure facilities. Westward Ho!! with its long golden sandy 'Blue Flag' beach is easily accessible by car. Barnstaple, the regional centre of North Devon, housing the areas main shopping business and commercial venues, is approximately half an hours drive away.

## DIRECTIONS

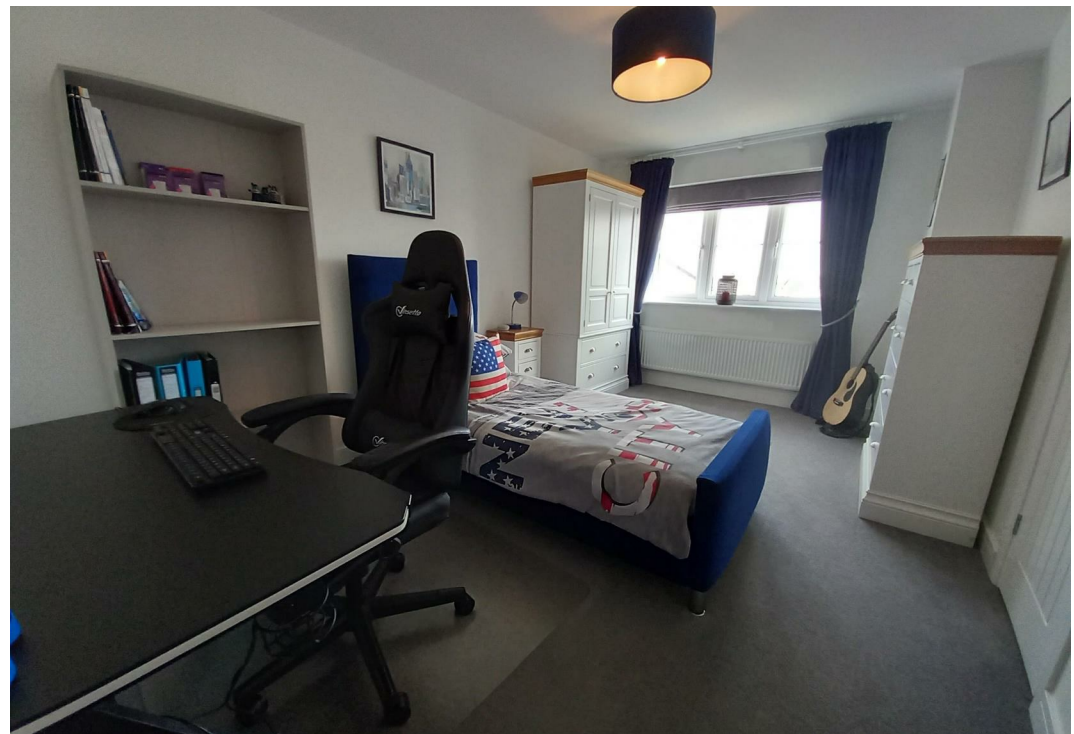
From Bideford Quayfront proceed in a westerly direction as though to Torrington, where at Landcross (after approximately 1 mile) turn right signposted Buckland Brewer/Littleham. Follow this road (do not turn off) for approximately 3 miles where, having crossed a bridge, immediately turn left signed Buckland Brewer. Continue into the village, passing the church on your left, and take the next left turn into Southwood Meadows. Immediately, turn left again and follow the road into Cross Park, where the property will be identified by a number plate, and a for sale board.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office  
01237 879797

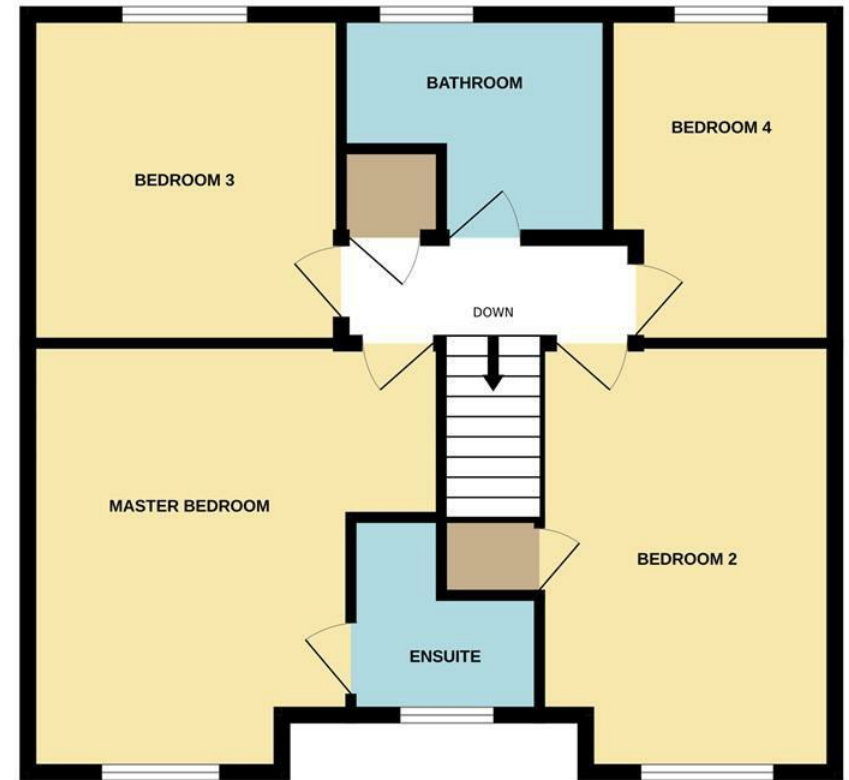




GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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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