



Cross View



# Cross View

Buckland Brewer, Bideford, Devon, EX39 5NW

Coast around 5 miles, Great Torrington 8 miles, Bideford 11 miles

Detached well-presented property together with large private gardens and good level pasture land with a range of outbuildings.

- 5/6 bedrooms, 3 bathrooms
- 3 reception rooms
- Fine countryside views
- Around 8.9 acres
- A range of outbuildings with potential to convert (STP)
- 2519 square feet of accommodation
- No nearby neighbours
- Freehold

Offers In Excess Of £799,995

## SITUATION

Cross View is located in a rural yet convenient location with no nearby neighbours and surrounded by rolling countryside. The closest village is Buckland Brewer (3 miles) and offers a friendly and thriving community with a good range of amenities including a local shop, church, primary school and a thatched Inn with a skittles alley, garden and serving food throughout the week. The historic market town of Great Torrington has a range of leisure pursuits with a number of tourist attractions and Westward Ho! with its popular sandy, surfing beach is also within easy driving distance. Bideford offers a wider range of amenities including five supermarkets, with Barnstaple beyond providing the area's main business, shopping and commercial venues. Barnstaple train station links to the rest of the rail network and the A361 (Barnstaple) provides a speedy road link to Junction 27 (Tiverton) of the M5.

## DESCRIPTION

A five bedroomed impeccably presented property together with large private gardens and good level pasture land with a range of outbuildings. All amounting to just under 9 acres. Cross View has undergone extensive renovations, remodelling and updating throughout by the current owners who have completely transformed this property to a truly beautiful home with natural light in abundance, spacious accommodation and contemporary style living. In terms of location the property benefits from no nearby neighbours and good views of the surrounding countryside yet is only 15 minutes away from Bideford Town and around 20 minutes to the coast.

We envisage this property could be perfect for someone looking for a small holding or ideal for horses, sheep, goats, etc or someone just looking for a slice of 'the good life'. It is certainly a property that needs to be viewed to be fully appreciated.



## ACCOMMODATION

An attractive entrance porch with space for boots, coats etc leads into the reception hall, setting the tone for the rest of the house with an abundance of natural light and stairs to first floor with glass balustrade. The reception hall leads to its principal rooms including the wonderful open plan kitchen/diner, a wonderful hub of the home with central wood burner, space for dining table and a range of kitchen units with integrated appliances, inset sink, breakfast bar, and views to the garden. From this space is the double aspect sitting room with two French doors to the garden. Off the kitchen is also a boot room with access to the garden and utility room with fitted units, inset sink and space for white goods. The rest of the ground floor accommodation includes a boiler room with WC and sink, office with door to the garden, double bedroom with built-in cupboard and en-suite shower room and snug/bedroom 6 with views to the garden. Due to the layout and size of the ground floor we envisage this could suit anybody looking for dual occupation with the 'snug' acting as a second sitting room.

The quality and attention to detail continues to the first floor where the light and spacious landing gives access to four bedrooms and the family bathroom. The principal bedroom is impressive, being triple aspect, with Juliet balcony enjoying fine views over the garden, land and surrounding countryside. There is a built-in double wardrobe with bespoke sliding doors and en-suite shower room with WC and sink. The family bathroom includes a Whirlpool bath, WC and sink.

## OUTSIDE

To the front is extensive parking for a number of vehicles, motorhome, boat etc, as well as a double garage. The private gardens wrap around the house, providing large areas of lawn to the front and back, patio terrace area to the side, leading to the large level garden which has an assortment of mature trees including fruit trees, shrubs and plants as well as a garden shed/workshop, raised beds, stocked ornamental pond and greenhouse. This main garden offers plenty of privacy and seclusion to compliment the property's fabulous setting. From the back and the side of the garden is pedestrian access to all of the land.

## THE LAND AND OUTBUILDINGS

Amounting to around 8.9 acres, this includes 3 level paddocks, 2 adjoining fields and natural woodland which has an abundance of wild flowers and a pond. There is also a courtyard with a range of former agricultural buildings (dimensions within the details) and yard with separate vehicle access from the nearby lane. We envisage that there could be scope here to convert these into additional accommodation subject to necessary planning permissions. The approximate boundaries can be seen within the accompanying promap.

## SERVICES

Mains water and electric. Private drainage. Oil central heating.

The property has been fully re-wired and fitted with an alarm and CCTV system.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2519 sq ft / 234 sq m  
 Limited Use Area(s) = 542 sq ft / 50.4 sq m  
 Garage = 397 sq ft / 36.8 sq m  
 Outbuilding(s) = 3287 sq ft / 305.4 sq m  
 Total = 6745 sq ft / 626.6 sq m  
 For identification only - Not to scale

Denotes restricted head height

**Ground Floor**

- Bedroom 1: 8.58 x 4.14m / 28'2" x 13'7"
- Bedroom 2: 3.53 x 3.51m / 11'7" x 11'6"
- Bedroom 3: 4.95 x 4.38m / 16'3" x 14'5"
- Bedroom 4: 3.71 x 3.07m / 12'2" x 10'1"
- Bedroom 5: 3.07 x 2.16m / 10'1" x 7'1"
- Snug: 3.53 x 3.51m / 11'7" x 11'6"
- Study: 2.29 x 2.28m / 7'6" x 7'6"
- Entrance Hall
- Kitchen / Dining Room: 8.53 x 5.38m / 28' x 17'8"
- Sitting Room: 5.87 x 4.70m / 19'3" x 15'5"
- Utility: 2.87 x 2.49m / 9'5" x 8'2"
- Garage / Workshop: 7.26 x 4.63m / 24'2" x 16'2"
- Outbuilding 1: Barn 10.53 x 4.14m / 34' x 13'7"
- Outbuilding 2: Store 10.99 x 6.12m / 36'1" x 20'1"
- Outbuilding 2: Store 6.12 x 4.45m / 20'1" x 14'7"
- Outbuilding 3: Store 6.02 x 4.40m / 19'8" x 14'5"
- Outbuilding 3: Store 6.02 x 4.87m / 19'8" x 16'4"
- Outbuilding 3: Store 6.02 x 3.89m / 19'8" x 12'9"
- Outbuilding 3: Store 9.53 x 6.60m / 31'5" x 21'8"

**First Floor**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1079247