



S W A N L E A   B U N G A L O W   &   L A N D

# Swanlea Bungalow & Land

Bucks Cross, Horns Cross, Bideford, EX39 5DW

Bucks Mills 1.8 miles • Woolsery 2.5 miles • Bideford 7 miles • Barnstaple 16 miles

An accessible small farm positioned near to the North Devon coast with stunning sea views

- A detached bungalow (subject to A.O.C.) for modernisation with three bedrooms
  - Total 39.28 acres (15.89 hectares)
  - Garage / Workshop Building
- Wind Turbine Lease providing Additional Income
- Productive Grass Land for Mowing and Grazing
  - Available as a Whole and in Three Lots
    - FREEHOLD
    - EPC: Band D
    - Council Tax: Band C



Stags Farm Agency  
21 Southernhay West,  
Exeter, EX1 1PR  
**Tel: 01392 680059**  
**Email: farms@stags.co.uk**

Stags Bideford  
4 The Quay, Bideford  
EX39 2HW  
**Tel: 01237 425030**  
**Email: bideford@stags.co.uk**

The London Office  
40 St James's Place,  
London, SW1A 1NS  
**Tel: 020 7839 0888**  
**Email: enquiries@tlo.co.uk**



@StagsProperty



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## Situation

Swanlea Bungalow is situated on the edge of the semi-rural hamlet of Bucks Cross, located just off the A39 and well placed to take full advantage of local amenities and the dramatic North Devon coastline.

The property is approximately 1.8 miles from the coastal village of Bucks Mills where there is a beach, spectacular coastal views towards Lundy Island and access to the South West Coast Path.

The nearest village is Woolsery (Woolfardisworthy) located 2.5 miles away offering a primary school, local shop / Post Office, a garage, church, and popular fish and chip shop. The village pub, The Farmers Arms, is a renowned gastro pub with produce sourced from the owners' farm.

There are more extensive shopping facilities and amenities available at the port and market town of Bideford (7 miles) and the picturesque fishing village of Clovelly, Hartland Quay and the village of Bradworthy are all within easy reach.

The regional centre of Barnstaple (16 miles) provides all the area's main business, shopping and commercial venues. There are also good transport links via the A361 which connects to the M5 motorway (Junction 27) and railway services between Barnstaple and Exeter along the picturesque Tarka Line.

## Introduction

Swanlea Bungalow & land is an attractively positioned small farm with views to the North Devon coast and includes a bungalow for modernisation (AOC), a garage and workshop building with potential for alternative uses (subject to planning consent being obtained) and productive pasture land with added income from a wind turbine.

The property is offered for sale as a whole and in three lots.





**Lot 1:** Swanlea Bungalow, Wind Turbine Lease & Land (17.64 Acres / 7.13 hectares)

Swanlea Bungalow occupies a stunning position with views towards the coast and is a detached dwelling which is surrounded by its own gardens.

The property was constructed during the 1990s with concrete block cavity walls with rockwool insulation, part stone faced, part rendered elevations, a Stonewold concrete tile roof, timber windows and an insulated loft space.

On the south-facing roof there are solar PV panels which were installed in 2012.

The accommodation requires modernisation with potential to extend into the integrated garage (subject to planning consent being obtained) and currently provides three bedrooms, a bathroom, a south-facing sitting room with an open fire and from the kitchen / breakfast room there are fine views towards the sea. In addition there is a utility room, w.c. and a small conservatory.

Outside, to the front the property is approached through timber gates which open on to a tarmac driveway with space to park four cars and a lawn interspersed with mature shrubs and trees. The lawn extends around to the rear where there is a greenhouse and potting shed, together with a former vegetable garden to the east which is now a separately enclosed area of lawn.

To the west is the garage / workshop which has a steel frame, concrete floor and metal sheets to the elevations and roof. There is electricity connected to this building.

The land within Lot 1 includes three very gently sloping grass fields which are to the south of the bungalow. These fields are productive and have panoramic views over the surrounding countryside and to the coast.

The wind turbine on the land belongs to an energy company who have a lease agreement until the 16th December 2034.

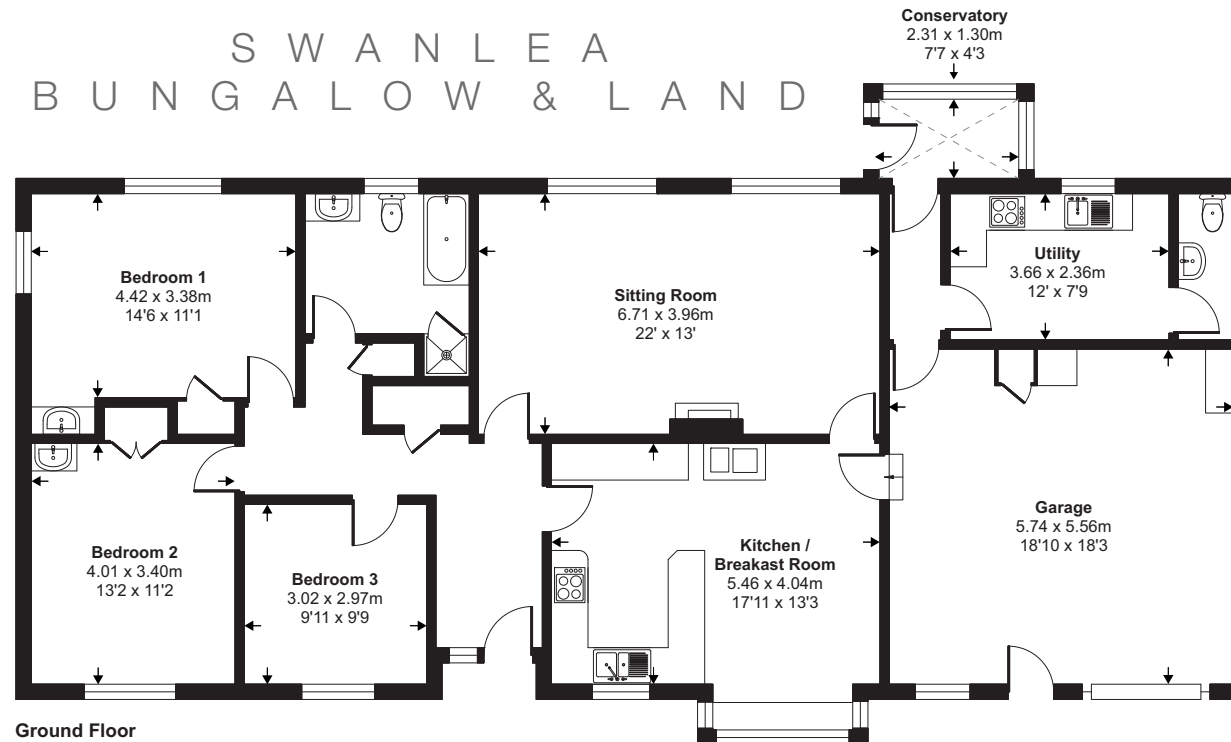
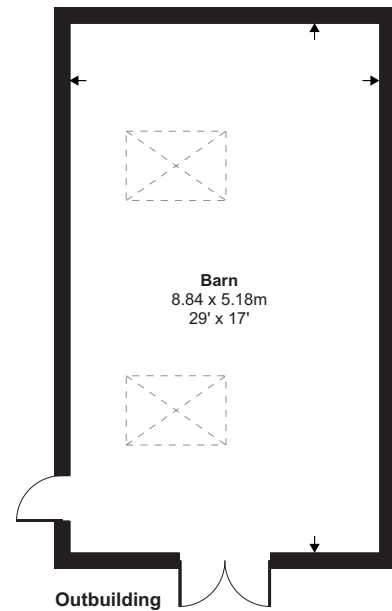




Approximate Area = 1451 sq ft / 134.8 sq m  
 Outbuilding = 493 sq ft / 45.8 sq m  
 Garage = 345 sq ft / 32 sq m  
 Total = 2289 sq ft / 212.6 sq m

For identification only - Not to scale

# SWANLEA BUNGALOW & LAND



Score	Energy (kWh)	Current	Potential
91+	A		91+
81-91	B		81-91
68-81	C		68-81
55-68	D		55-68
39-55	E		39-55
21-39	F		21-39
1-21	G		1-21

### Lot 2: Land (11.36 acres / 4.59 hectares)

The land within Lot 2 comprises three productive, gently sloping grass fields which are enclosed with mature hedge boundaries. There is a stream flowing between two of the fields and views stretching over the surrounding countryside.

### Lot 3: Land (10.28 acres / 4.16 hectares)

The land within Lot 3 comprises a single gently sloping grass field which has been used for mowing and grazing. There is also a small wooded area with a pond.

### Services

Mains water. Mains electricity. Private drainage (septic tank). Oil fired central heating (oil boiler). Based on information from Ofcom mobile phone coverage is available with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is standard (0.4 Mbps to 3 Mbps) and superfast (6Mbps to 34 Mbps).

### Access

All lots have access from the public highway.

### Wind Turbine & Solar Panels

The area on which the wind turbine stands is let until 16th December 2034 under the terms of a lease which commenced on 17th December 2012. The rent received during the year ending in December 2023 was £6,911.

The solar panels on Swanlea Bungalow were installed in 2012 and belong to the seller. We are informed that the current arrangement to sell energy to EDF is not transferable and the purchasers will be required to negotiate new terms. Further details are available from the agents.

### Tenure

The property is owned freehold and is not registered on the Land Registry.

### Planning

Swanlea Bungalow has an agricultural occupancy condition (AOC) which states:



the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality, in agriculture or in forestry.

## Local Authority

Torrige District Council. Council Tax: Band C.

## Designations & Land Management

The property is not within an Area of Outstanding Natural Beauty (AONB) and not within a Nitrate Vulnerable Zone (NVZ).

There are no stewardship or land management agreements affecting the farm.

## Material Information

There are two telephone masts approximately 100 metres to the west of the bungalow.

There is a restrictive covenant which states that no part of the farm can be used for the purposes of a camping or caravan site or camping or caravan grounds.

## Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned, are included with the freehold.

## Wayleaves & Rights Of Way

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There are no public rights of way passing through the farm.

The wind turbine tenant has a right to access the turbine.

## Viewing

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: farms@stags.co.uk.

## Directions

From the A39 at Bucks Cross proceed towards Bideford and after 0.6 miles, just after passing the Atlantic Academy turn right and follow the road around to the right. Swanlea Bungalow will be found on the left after 0.1 miles.

For LOTS 2 and 3, from Bucks Cross proceed

south towards Woolsery and after 0.25 miles take the left turn (as if proceeding straight on). Continue for a further 0.35 miles and at the crossroads turn left towards Bideford. Proceed for 0.45 miles and the gates into Lot 2 and Lot 3 will be found on the left.

## What3words

LOT 1: fiery.shares.narrate

LOT 2: raven.note.cookies

LOT 3: charities.devotion.rates

## Disclaimer

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.

## Warning

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

