

Superb Village Home

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

Offers In Excess Of

£450,000



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A 4/5 bedroom modern home in a sought after village location

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



Situated just a 10 minute drive from Bideford Town, 14 Cross Park is a modern, detached four/five-bedroom home featuring double glazing and central heating throughout. Built in 2024 by a highly regarded national builder, this rare Wisteria design is one of only 28 properties within this popular development and offers generously proportioned, versatile accommodation. The property is positioned at the head of a quiet cul-de-sac.

The house occupies a good-sized plot with a garage and additional parking. Situated within this popular village, providing easy level access to local amenities, the property is located towards the edge of the development and adjoining open countryside.

Internal inspection is highly recommended.

Services – All mains services connected.

Council Tax – Band C

Energy Performance Certificate – Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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	

Phillips Smith & Dunn Estate Agents are delighted to offer for sale An immaculately presented and enegery efficient detached home situated on the edge of this ever-popular North Devon village.

Offering generously proportioned, double glazed and centrally heated accommodation arranged over two storeys, the property was constructed in 2024 by a highly regarded national builder. It benefits from the balance of a 10-year NHBC warranty, together with the remainder of the two-year developer snagging period.

From the front elevation, which enjoys a delightful open aspect, the property boasts far-reaching views across neighbouring rooftops towards the tors of Dartmoor in the distance. The selling agents consider this impressive home ideally suited as a comfortable family residence, and early internal inspection is strongly recommended to avoid disappointment. With no onward chain, an early completion is possible.

Briefly, the accommodation comprises a warm and welcoming entrance hall with a cloakroom/WC, a cosy lounge overlooking the front elevation, and a light and spacious kitchen/dining/family room fitted with quality integrated appliances and granite worktops. There is also a bespoke utility room incorporating an integrated larder freezer and space for a washing machine and tumble dryer. A study/fifth bedroom completes the ground floor accommodation.

To the first floor, a landing leads to four generously sized bedrooms. The principal bedroom benefits from en-suite facilities with separate bath and shower cubicle, while the remaining bedrooms are served by a well-appointed family bathroom.

VIEWING
By appointment through our
Phillips, Smith & Dunn
Bideford office on
01237879797



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

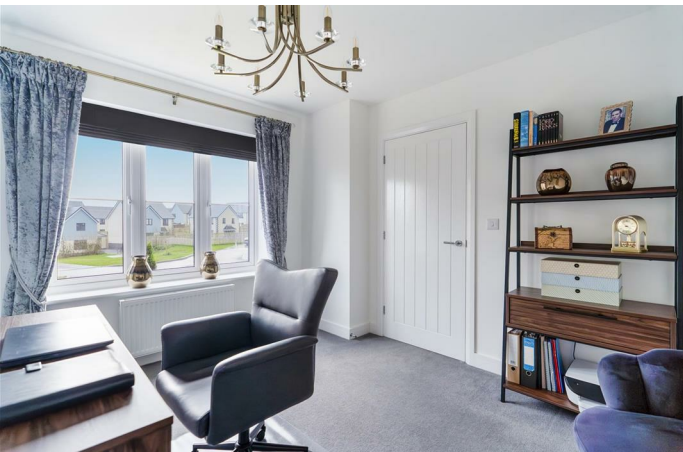
Bedroom 2 4.57m maximum x 3.05m maximum (15' maximum x 10' maximum)

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 generously sized plot, the property benefits from an open-plan lawned garden to the front, complemented by flower borders and six shallow paved steps leading to the entrance.

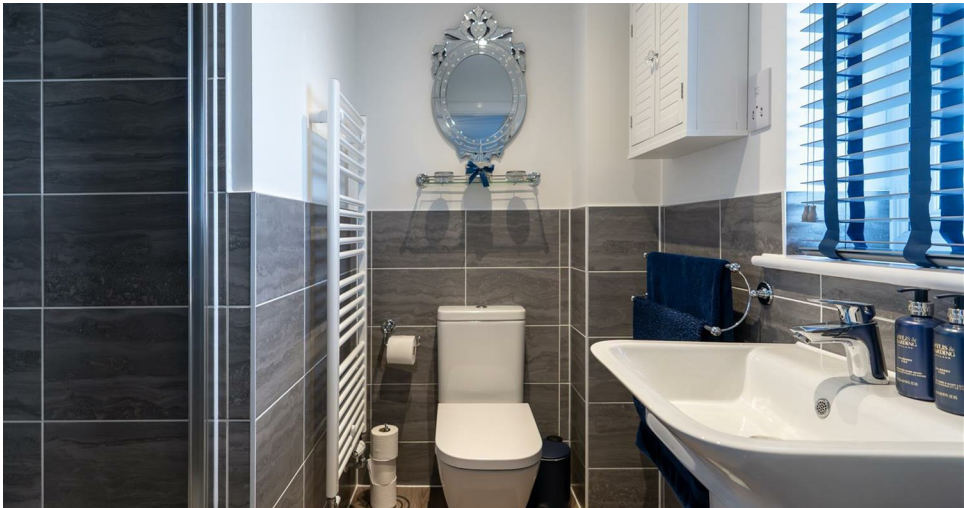
To the rear, there is an enclosed garden laid predominantly to lawn, with a paved patio area providing an ideal space for outdoor entertaining. A large single garage, fitted with an up-and-over door, power and lighting, is situated nearby, with tarmac parking to the front.

Buckland Brewer is a quintessential North Devon village, famously known as the birthplace of Edward Capern, the “Poet Postman.” Nestled within North Devon’s rolling ‘patchwork’ countryside, the village offers a range of local amenities including a community shop, village inn, places of worship (including the Church of St Mary), a primary school, and a village hall.

The working port town of Bideford, situated on the banks of the River Torridge, is approximately 10–15 minutes’ drive away and offers a comprehensive range of shopping facilities, schooling for all ages, and a good selection of leisure amenities. Westward Ho!, with its long golden sandy Blue Flag beach, is also easily accessible by car. Barnstaple, the regional centre of North Devon, offering the area’s main shopping, business and commercial facilities, is approximately a 30-minute 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.

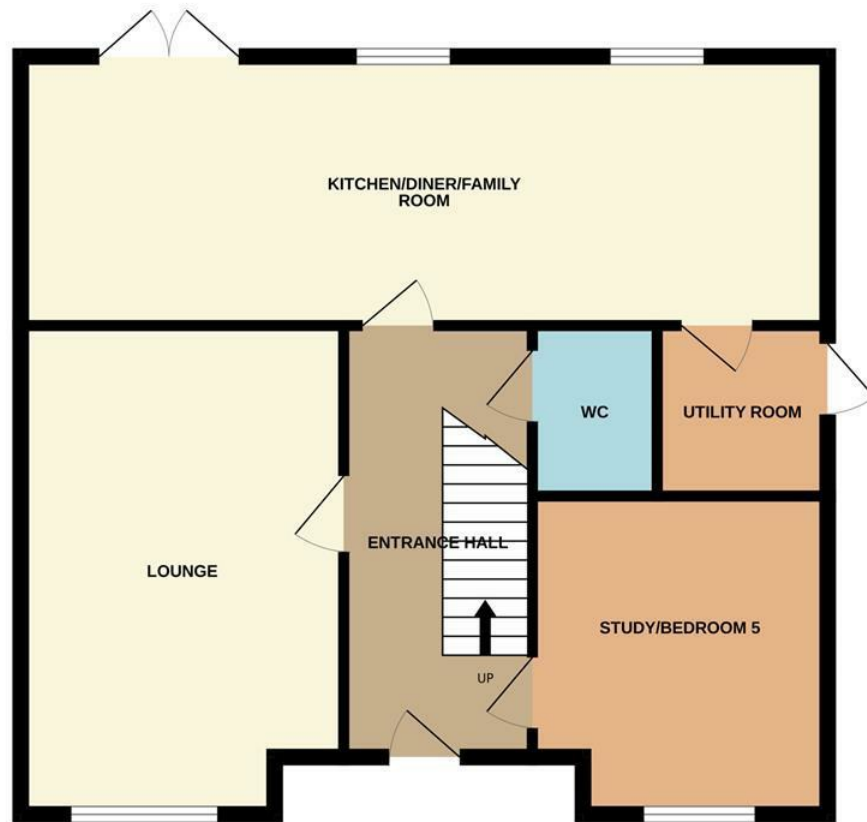


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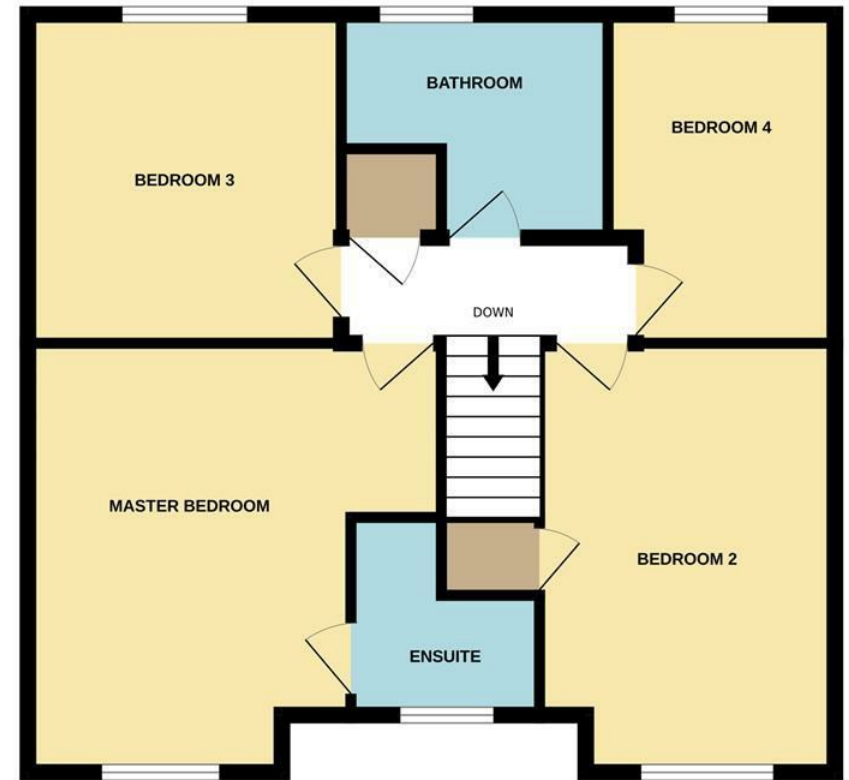
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GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



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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