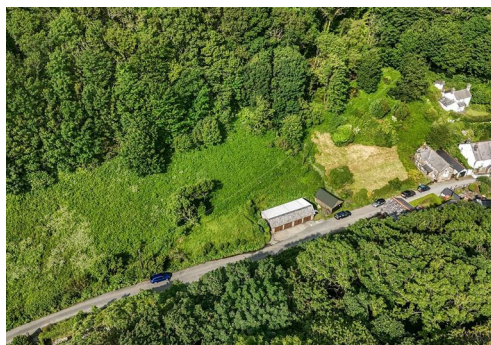




Garages & Land



Four garages with adjoining land in the coastal village of Bucks Mills

- Rare Bucks Mills opportunity
- Four secure single garages
- 0.25 acre of rear land included
- Storage, parking or investment potential
- Scope for future development (STP)
- Sought-after coastal village location
- Easy roadside access
- Early interest expected — act fast!
- Freehold

Offers In Excess Of
£100,000

SITUATION

Bucks Mills is a former fishing village which grew along the stream leading down the valley to the sea. Most of the cottages in Bucks Mills were originally estate cottages built around 1812 to 1835, but many are now private dwellings or holiday homes, making this unique property an ideal principle residence or a perfect holiday let investment. Literally a stone's throw from Mill Cottage is access to the coast and the South West Coast Path providing picturesque walks. The nucleus of the village is a cluster of about a dozen houses, centred around a small square at the cliff top. Beyond the square and properties, the cliff drops sharply and the stream cascades over the cliff to the beach. A steep pathway leads down from the square, past the Old Lime Kilns to a pebbly beach with charming rock pools. There are strips of sandy beach between the rocks at low tides. The coastline is also a haven for sporting pursuits including fishing, kayaking and coastal walks to name a few. From the beach, there are spectacular views across the North Devon coastline and beyond, including the famous, historic village of Clovelly and Lundy Island.

There are more extensive shopping facilities and amenities available at the port and market town of Bideford around 10 miles away. Clovelly village is located around 4 miles away and Hartland and Bradworthy are also both just over 8 miles. The regional centre at Barnstaple, about 18 miles, offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361, which connects to the motorway

network via junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

Situated in the sought-after North Devon coastal village of Bucks Mills, this rare opportunity presents the chance to acquire four adjoining single garages, offered for sale together with approximately 0.25 acre of land located to the rear. Whether required for additional storage, secure parking, or as an investment venture, this unique proposition offers a variety of potential uses. Rarely do opportunities of this nature arise within Bucks Mills, and early interest is anticipated.

THE GARAGES AND LAND

The property comprises four single garages arranged in a block, each with individual doors. The garages are of traditional construction and offer secure, enclosed storage or parking space. To the rear lies a generous parcel of land extending to approximately 0.25 acre, providing scope for further utilisation, subject to any necessary consents. Interested parties are advised to make their own enquiries as to the available services.

The garages are accessed directly from the roadside, offering convenient vehicular access. The adjoining land to the rear is laid to grass and provides a sizeable outdoor space, which could be suitable for a range of purposes. The entire plot benefits from its position within this peaceful coastal village, enjoying the tranquillity and charm for which Bucks Mills is renowned.





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
Net energy efficient - higher savings costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher savings costs			
England & Wales		EU DIRECTIVE 2002/91/EC	

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