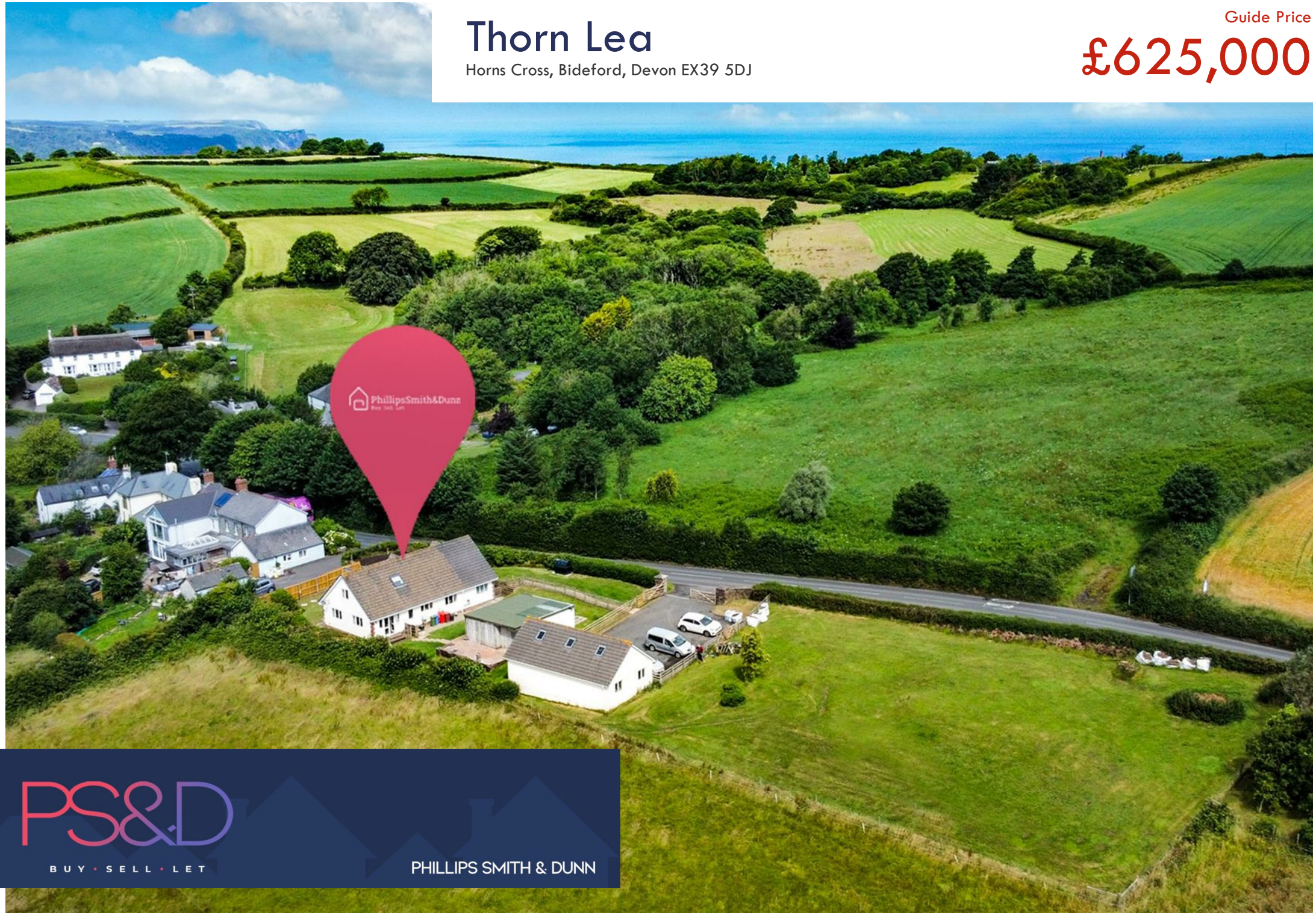
Thorn Lea

Horns Cross, Bideford, Devon EX39 5DJ

Guide Price

£625,000



PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN







A Fantastic 4/5 Bedroom Dormer Bungalow With Countryside Views Set In 0.78 Of An Acre

Thorn Lea Horns Cross, Bideford, Devon, EX39 5DJ



Presenting a wonderful opportunity for those seeking a taste of “The Good Life” close to North Devon’s rugged coastline, Thorn Lea is an impressive and highly versatile four-bedroom detached residence, occupying grounds of 0.78 of an acre and enjoying delightful far-reaching views across the rolling countryside towards the village of Parkham.

Originally constructed in the early 1990s and subsequently extended, the property offers substantial and well-presented accommodation arranged over two floors. Thoughtfully designed and offering an exceptional degree of flexibility, Thorn Lea would make a superb family home while also lending itself particularly well to multi-generational living, potential B&B accommodation or those seeking space from which to run a business from home, subject to any necessary consents.

The property is conveniently positioned along the Atlantic Highway and, despite its accessible location, enjoys an attractive countryside outlook with North Devon’s spectacular coastline within easy reach.

On entering the property, an inviting entrance hall provides access to the principal ground-floor rooms, with a staircase rising to the first floor.

A particular highlight is the impressive triple-aspect lounge, a wonderfully light and spacious reception room enjoying beautiful views across the surrounding countryside, with double doors opening directly onto the garden.

The kitchen is positioned to the rear of the property and is well equipped with ample storage and a range of integrated appliances. A second generously proportioned reception room provides excellent flexibility and could comfortably serve as a formal dining room, family room or additional sitting room.

Completing the ground floor is a separate study, a good-sized double bedroom and a stylish family bathroom. The inclusion of a bedroom and bathroom at this level further enhances the versatility of the accommodation and provides scope for predominantly ground-floor living if required.

On the first floor, the landing leads to three generously proportioned double bedrooms. One benefits from fitted wardrobes, while the remaining two each enjoy the convenience of their own en-suite shower room.

Outside -

Thorn Lea occupies a generous plot approaching one acre, offering an excellent balance of manageable gardens, extensive parking and additional land.

Immediately surrounding the home are lawned gardens, complemented by a substantial brick-paved patio to the front, providing an ideal setting for outdoor seating and entertaining while taking in the peaceful surroundings. A useful kennel block is positioned within the immediate rear garden and offers further potential depending on a purchaser's individual requirements.

Beyond the formal gardens, the grounds extend into a gently sloping paddock, enjoying attractive views across the rolling North Devon countryside and providing an appealing addition for those seeking further outdoor space.

The property is approached directly from the Atlantic Highway via a gated driveway, providing ample off-road parking for numerous vehicles and leading to an impressive TRIPLE GARAGE.

Well constructed and particularly generous in size, the garage provides excellent parking, storage and workshop facilities. It also presents exciting potential for adaptation or the creation of additional accommodation within and above, subject to obtaining any necessary planning permissions and consents.

Despite its countryside surroundings, Thorn Lea remains conveniently positioned and easily accessible, with a regular bus service passing the front entrance and the towns, villages and spectacular coastline of North Devon all within easy reach.

In all, Thorn Lea represents an exciting and increasingly rare lifestyle opportunity, combining substantial and adaptable accommodation with grounds approaching one acre, a paddock, extensive parking, excellent garaging and beautiful countryside views.

Whether sought as a spacious family home, a property for multi-generational living or for its considerable potential to accommodate a lifestyle or business venture, Thorn Lea offers a wealth of possibilities. An early viewing is highly recommended to fully appreciate the space, setting and versatility of this impressive individual home.













Situation

The property is situated on the edge of Horns Cross, a traditional North Devon hamlet surrounded by beautiful rolling countryside and conveniently positioned along the A39 Atlantic Highway, providing excellent access to both the coast and the wider area.

Horns Cross itself benefits from a local garage and two popular inns, including the well-known Hoops Inn. The neighbouring hamlet of Bucks Cross offers a local shop, while the nearby village of Parkham provides further everyday amenities.

Approximately five miles away is the historic port and market town of Bideford, attractively positioned on the banks of the River Torridge. The town offers an excellent range of amenities, including independent shops and supermarkets, cafés, restaurants and public houses, together with medical facilities, primary and secondary schooling and a variety of leisure facilities.

North Devon's spectacular coastline is also within easy reach, with a number of the area's most popular destinations just a short drive away. These include the picturesque fishing village of Appledore, the popular coastal village of Instow and Westward Ho!, renowned for its long golden sandy Blue Flag beach and the prestigious Royal North Devon Golf Club.

Barnstaple, North Devon's regional centre, is readily accessible via the A39 and provides a comprehensive range of High Street shopping, business and leisure facilities. The town also has a railway station providing services to Exeter, while the North Devon Link Road offers convenient onward access towards Tiverton and the M5 motorway.

A regular bus service operates through the area, further enhancing the property's accessibility and making this an excellent location from which to enjoy the coast, countryside and many attractions North Devon has to offer.

DIRECTIONS

From Bideford Quay, proceed north out of the town towards Heywood Roundabout. At the roundabout, turn left onto the A39, signposted west towards Bude. Continue along the A39, passing through Ford, Fairy Cross and Horns Cross. After leaving Horns Cross, continue as the road descends the hill. The property will be found on the left-hand side, shortly after the turning for Foxdown and before reaching The Hoops Inn on the right. The property will be clearly identified by our For Sale board.





VIEWING

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



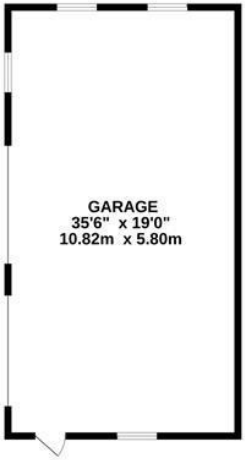


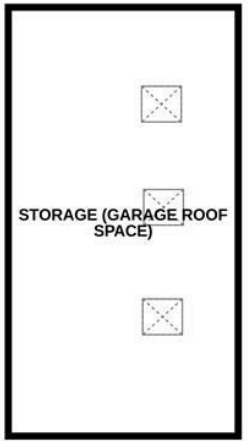


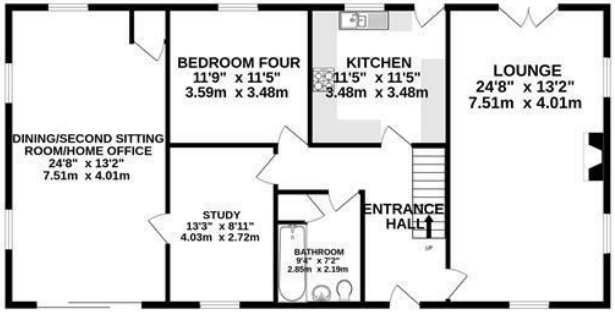


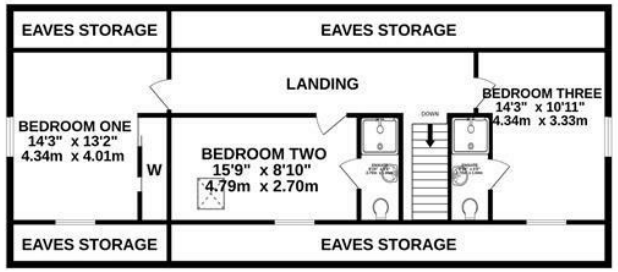
GROUND FLOOR

1ST FLOOR









THORN LEA, NR BIDEFORD

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.
Made with Metropix ©2022