

STAGS

Lower Lookout

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Bucks Mills, Bideford, Devon, EX39 5DZ

'Yards' from the sea and pebble beach Clovelly 5 miles Bideford 8.5 miles

A unique and pretty stone cottage situated in an incredible coastal location.

- Incredible Coastal Location
- Perfect Home or Retreat
- Kitchen / Dining / Living Space
- Scope for Modernisation
- Freehold
- Stunning Sea Views
- 1 or 2 Bedrooms
- Large Reception or Bedroom (24ft)
- Small Courtyard Garden
- Council Tax Band 'B'

Guide Price £300,000

Situation

Lower Lookout is a beautiful, former fisherman's cottage in the unspoilt and picturesque hamlet of Bucks Mills. Hamlets with easy access to a beach are extremely rare in all North Devon and Bucks Mills is privileged to have its own slipway, beach and ancient stone Quay all just yards from the property. Fishing, an evening swim or taking your boat out are all options. The hamlet is situated at the foot of a wooded valley, with the cottages clustered above the pebble beach, complete with 'waterfall', and incredible views over the open sea beyond, combining effortlessly to create a highly attractive, storybook aesthetic. A single road allows vehicular access into the hamlet and the famous, South West Coast Path (Salt Path), also passes through, allowing for uninterrupted coastal walks and access to some of the region's most spectacular coastal scenery. Hidden in plain sight, the coastal hamlet of Bucks Mills is situated between, Clovelly, a beautiful, 14th-century harbour village and the port and market town of Bideford, the first available records of the hamlet date back as far as the 11th Century.

The wider area is known for its stunning scenery and natural 'picture postcard' beauty, with award-winning beaches, rugged coastline, enchanting/quaint villages, lush, rolling countryside and the uncompromising beauty of Exmoor National Park. The large, nearby town of Bideford (8 miles) offers a comprehensive range of facilities from schooling to shopping. The A361/North Devon Link Road provides brisk passage in/out of the area, to the M5 motorway and Tiverton Parkway train station (London Paddington 1h 57m).







Description
Lower Lookout offers the temptation of an incredible 'lifestyle' opportunity to purchase a beautiful, unique and unspoiled former 'fisherman's cottage'. This historic stone cottage is presented in good order and offers the future owner the opportunity for modernisation and improvement, if desired. The accommodation is arranged over three floors and currently comprises three incredibly spacious and light rooms, an unusual but attractive characteristic, considering Lower Lookout's traditional and humble beginnings. The cottage is complemented by a small courtyard garden, with unrestricted parking available just a few yards away. The cottage which is being offered for sale for the first time in over 40 years, is available immediately and is offered with no onward chain.

Accommodation
The part-glazed front door opens into the KITCHEN/DINING/LIVING ROOM, a double-aspect room enjoying sea views. The 'cosy' kitchen area is fitted with white wooden units, tiled worktops and two wall-mounted display units. An inglenook houses an oil-fired Rayburn, set on a tiled hearth. There is space for a dining table, a stainless-steel sink/drainer, space and plumbing for white goods, and room for a sofa and seating area. A staircase leads to the lower ground floor, whilst a further staircase leads up to the first floor. The BATHROOM comprises a bath, inset wash basin and WC.

The LOWER GROUND FLOOR is spacious (24'4" x 11'2"), benefiting from a double aspect and fitted with an extensive amount of 'cube shelving', ideal for books and curios. This large room offers potential for use as a bedroom or reception room, or could be divided to create separate spaces, if desired.

The staircase leads up to the FIRST FLOOR and the large principal BEDROOM, which benefits from a vaulted ceiling and triple aspect, with aged wooden floors, a 'four-poster' bed, fitted open wardrobe and fitted window seat. The room enjoys far-reaching sea views.

Outside
Attached to the western side of the house, behind a pretty stone wall, there is a small, sheltered courtyard garden, perfect for a table and chairs. A small stone outhouse is attached to the southern gable, currently housing the oil tank.

Services & Additional Information
Services: Mains electric and water are connected. Electric wall heater and oil-fired Rayburn. Combined main drain leading to natural disposal.
The property has the benefit of being situated within Area of Outstanding Natural Beauty (AONB)
Broadband: 'Standard' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Good / Vodaphone - Variable (Ofcom). Please check with chosen provider.

Viewings
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions
If approaching from the east, after crossing the Torridge Bridge, continue straight over Heywood Roundabout onto the Atlantic Highway (A39). Continue for approximately 7.6 miles, then turn right signed 'Bucks Mills', and follow the road for approx. 1.2 miles, and the property will be found on your left.
Postcode: EX39 5DZ (Not to be relied upon)
What3words: ///snail.benched.ruffling



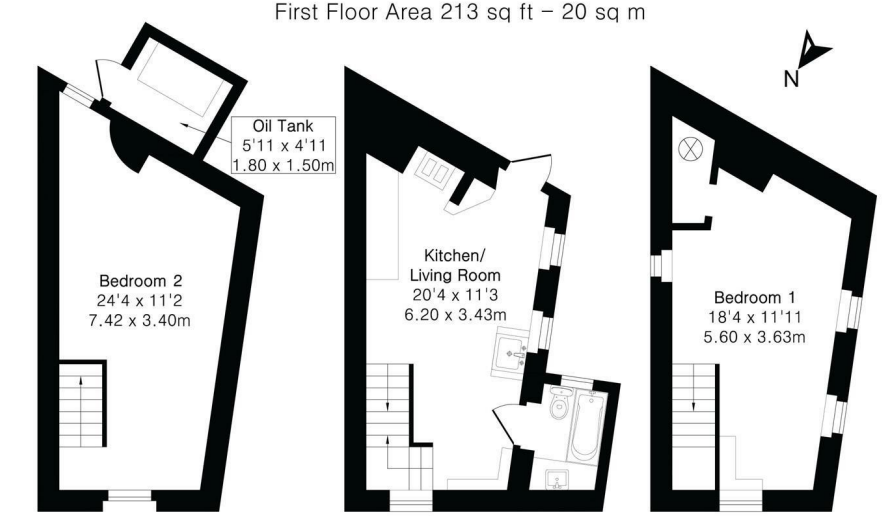


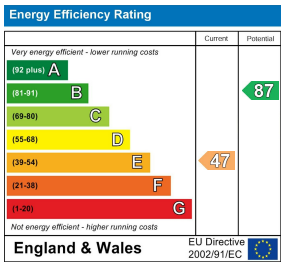


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Approximate Gross Internal Area 673 sq ft - 63 sq m
Lower Ground Floor Area 213 sq ft – 20 sq m
Ground Floor Area 247 sq ft – 23 sq m
First Floor Area 213 sq ft – 20 sq m





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