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Changing Lifestyles

Fairlawns
Fairy Cross
Bideford
Devon
EX39 5BU

Asking Price: £400,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Fairlawns, Fairy Cross, Bideford, Devon, EX39 5BU

A SPACIOUS DETACHED BUNGALOW SITUATED IN A PEACEFUL SEMI-RURAL HAMLET



- 3 Bedrooms

- Spacious, dual aspect Living Room with sliding doors opening to the garden
- Generous Kitchen with garden access & superb countryside views
- Large plot with front, side & enclosed rear gardens
- Stunning countryside views over rolling hills
- Long Single Garage & driveway parking for 3 vehicles



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Overview

Situated within the delightful and peaceful semi-rural hamlet of Ford, just a short 5-minute drive from the thriving town of Bideford, this is an exciting opportunity to acquire a spacious and well-appointed detached 3 Bedroom bungalow occupying a generous plot with truly stunning countryside views. The setting is simply exquisite, surrounded by rolling fields and enjoying far-reaching vistas to the rear, offering a wonderful sense of tranquillity while still remaining conveniently close to everyday amenities.

The property sits proudly within its plot, approached via a tarmac driveway providing off-road parking for up to 3 vehicles, complemented by a well-maintained lawn to the side which aptly reflects the name "Fairlawns".

Upon entering, you are welcomed by a spacious Entrance Hall, complete with useful storage and an airing cupboard housing the hot water tank. The Living Room is a particularly impressive space, being both light and airy thanks to its dual aspect design, with a large UPVC double glazed window to the front and sliding doors to the rear garden. This room offers excellent versatility, easily accommodating both lounge and dining arrangements, while also providing a seamless connection to the outside space.

The Kitchen is equally generous in size and well-equipped with a range of eye and base level units with matching drawers and roll-top work surfaces complemented by tiled splashbacks. There is a built-in electric hob and oven with extractor over, along with space and plumbing for additional appliances. A door and window to the rear not only provide access to the garden but also frame the superb countryside views.

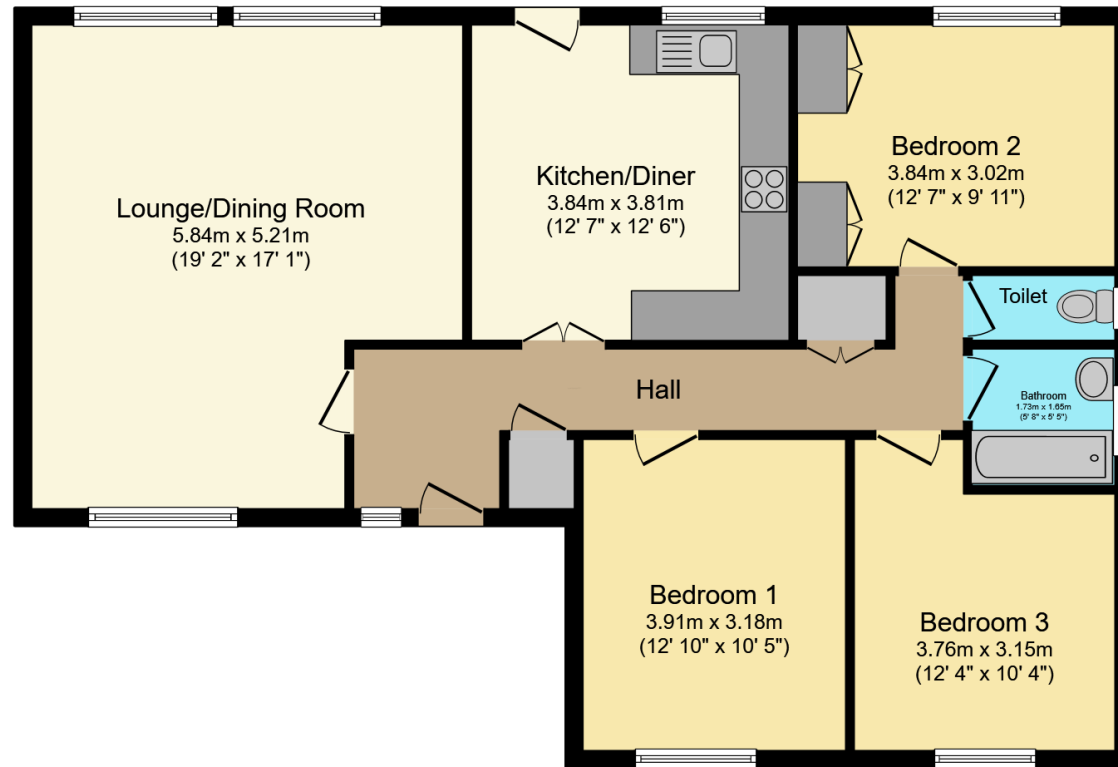
All 3 Bedrooms are comfortable doubles, offering flexibility for family living or visiting guests. The second bedroom particularly benefits from lovely outlooks over the garden and surrounding countryside, as well as built-in cupboards and wardrobes. The Bathroom has been fitted in a contemporary style and comprises a pedestal wash basin and a bath with electric shower over, while a separate adjoining Cloakroom adds further convenience.

Externally, the property continues to impress. The rear garden is fully enclosed and predominantly laid to lawn, bordered by fencing and hedging, creating a safe and private environment. A decked seating area, accessed directly from the living room, provides the perfect spot to sit and take in the breathtaking views, while a stone chipping area offers an additional low-maintenance seating space. A further side garden area adds to the overall outdoor space and also houses the oil tank. Completing the property is a Single Garage of excellent length, running along the side of the bungalow, providing ample storage or workshop potential.

Overall, this is a superb opportunity to acquire a well-balanced and attractively presented bungalow in a truly enviable location. Offering space, views and a peaceful lifestyle within easy reach of Bideford, this home is sure to appeal to a wide range of buyers, and an early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax Band

D - Torridge District Council



Total floor area: 95.1 sq.m. (1,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by





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Area Information

Fairy Cross is a small village in the parish of Alwington situated west of Bideford along the Atlantic Highway (A39). It shares local amenities with nearby Bucks Cross, Hartland, Woolsery and Bideford.

Fairy Cross has an active village hall built in 1933 and it's regularly used for all manner of activities including dances, concerts, weddings, coffee mornings, and barbecues. Other buildings of note are the Methodist Chapel, which celebrated its centenary in 1997, and the old Alms Houses at Ford. Fairy Cross also has two unique structures which stand proud on each side of the Atlantic Highway. They are, perhaps, the most ornate bus stops in the whole UK?

Sitting astride the Atlantic Highway (A39), Fairy Cross is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay proceed in the direction of Northam taking the left hand turning at the Heywood Road roundabout onto the A39. Proceed along this road for approximately 3.7 miles before taking the left hand turning signposted Ford. Continue on this road and into the hamlet of Ford and take the left hand turning onto Toms Lane. Fairlawns will be situated along the lane on your left hand side clearly displaying a name plate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

