Bond Oxborough Phillips

Changing Lifestyles

Merlin
Stoney Cross
Bideford
Devon
EX39 4PZ

Offers Over: £305,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

Merlin, Stoney Cross, Bideford, Devon, EX39 4PZ

A BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH A GARAGE & EXTENSIVE PARKING

- 3 Bedrooms
- Impressive contemporary Kitchen / Dining Room
- Spacious Lounge with feature fireplace & doors opening to the garden
- Bright & well-presented accommodation ready for immediate occupation
- Low-maintenance patio & garden areas - ideal for relaxing & outdoor entertaining
- Detached Garage & extensive parking
- Quiet residential setting with convenient access to nearby amenities & transport links

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Overview

Situated within the peaceful hamlet of Stoney Cross, Merlin is a beautifully presented detached bungalow offering stylish single-storey living within easy reach of Bideford, Barnstaple and Great Torrington.

This rarely available North Devon home enjoys a wonderful balance of countryside tranquillity and everyday convenience, making it an ideal purchase for downsizers, retired buyers or those seeking a quieter lifestyle location without complete isolation.

Approached via a gated entrance, the property benefits from generous driveway parking, a Detached Garage and attractive wrap-around gardens which create a high degree of privacy and an excellent first impression.

Inside, the bungalow has been thoughtfully modernised throughout with bright, contemporary interiors designed for comfortable everyday living. A particular highlight is the impressive Kitchen / Dining Room fitted with sleek modern cabinetry, integrated appliances and a substantial central island providing excellent workspace and casual seating. Patio doors open directly onto the rear terrace, creating a superb sociable space ideal for entertaining.

Double doors lead through to a spacious Lounge centred around a feature fireplace and further patio doors opening onto the garden, allowing natural light to flood the room whilst creating an excellent connection between the indoor and outdoor living spaces.

The property offers 2 comfortable double Bedrooms, both benefiting from fitted wardrobes, together with a third smaller room ideally suited as a Study, hobby room or occasional Bedroom.

Completing the accommodation is a modern Shower Room fitted with a walk-in shower, wash hand basin, WC and heated towel rail.

Outside, the gardens have been designed with ease of maintenance in mind whilst still providing attractive areas to relax and enjoy the peaceful surroundings. Patio seating areas, mature shrubs and established planting combine to create a pleasant and private outdoor environment.

The Detached Garage benefits from power, lighting and an electric roller door, offering excellent flexibility for storage, hobbies or potential home working.

Properties within Stoney Cross are rarely available and Merlin represents an excellent opportunity to acquire a stylish detached bungalow within a highly convenient semi-rural North Devon location.

Council Tax Band
C - Torridge District Council

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Area Information

The property is set within the quiet hamlet of Stoney Cross which is close to Alverdiscott, located about 4.5 miles from Bideford and about 6.5 miles from Barnstaple.

The nearby village of Newton Tracey has a well-regarded pub and restaurant together with plenty of breathtaking scenic rural walks and beautiful country surroundings.

Bideford has an active estuary, historic pannier market, period properties, the Burton Art Gallery and Museum along with comprehensive amenities including superstores, local shops, bakers, butchers, local restaurants and national chains. There are excellent travel links to Barnstaple, Appledore and Westward Ho!

From Barnstaple, there is a train station within a direct link to Exeter Central and beyond. Exeter Airport is 50 miles away. Tiverton Parkway is 42 miles.

Directions

From Bideford Quay, drive across the old Bideford Long Bridge into East-the-Water. At the mini roundabout, immediately after the bridge, turn left onto Barnstaple Street. Proceed for approximately half a mile, then turn right onto Manteo Way. Continue past Tesco on your left hand side. At the mini roundabout at the top of the hill, turn left. Follow this road for approximately 3 miles. Upon entering the village of Stoney Cross, Merlin will be found on your left hand side displaying its name and a For Sale notice.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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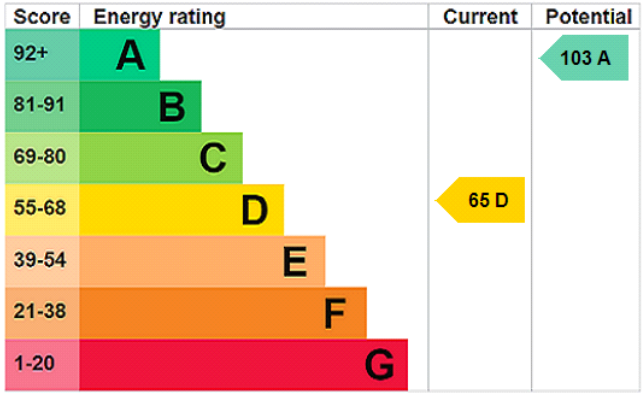

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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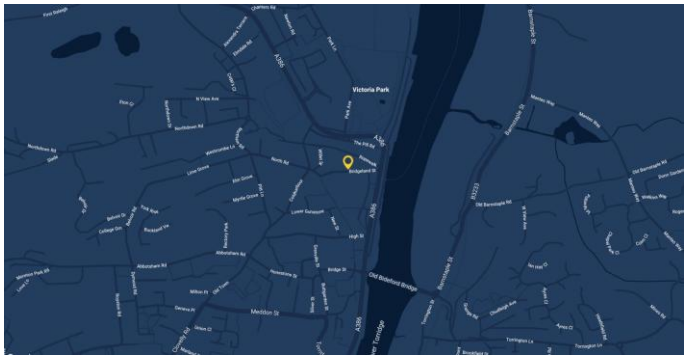
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