



Bond
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Changing Lifestyles

Wild Acres
Bucks Cross
Bideford
Devon
EX39 5DR

Guide Price: £475,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Wild Acres, Bucks Cross, Bideford, Devon, EX39 5DR

A SPACIOUS DETACHED BUNGALOW WITH LARGE GARDENS & COUNTRYSIDE VIEWS



- 3 double Bedrooms

- Generous Lounge / Dining Room with doors to Conservatory
- Large Conservatory enjoying views across the gardens & open fields beyond
- Modern fitted Kitchen & separate Utility Room
 - Bathroom & separate Shower Room
- Integral Garage & extensive driveway parking
- Surrounded by rolling North Devon countryside
- Within easy reach of everyday amenities & some of the area's most beautiful coastal locations



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Set within the North Devon countryside and within easy reach of the coast, Wild Acres is a substantial detached home offering approximately 1,339 sq. ft of versatile, single-storey accommodation, generous gardens, an attractive countryside outlook, Garage and extensive driveway parking. Although traditionally described as a bungalow, Wild Acres offers the space, flexibility and outside space of a substantial detached country home and should appeal equally to buyers considering houses as well as those specifically searching for single-storey living. With 3 genuine double Bedrooms, 2 Bathrooms and generous reception accommodation, there is plenty of room for family life, visiting friends and relatives, working from home or simply enjoying the additional space that a move to the countryside can provide.

SPACIOUS LIVING ACCOMMODATION

At the heart of the property is the generous Lounge / Dining Room providing excellent space for both everyday living and entertaining. A feature inset LPG fire creates an attractive focal point whilst doors connect the living accommodation with the impressive Conservatory.

The large garden Conservatory is a particularly appealing feature of Wild Acres. Enjoying views across the gardens and open fields beyond, it provides a wonderful additional reception room and creates a strong connection between the house and its outside space.

The modern fitted Kitchen incorporates an extensive range of units together with Bosch appliances and is complemented by a useful separate Utility Room.

3 DOUBLE BEDROOMS & 2 BATHROOMS

There are 3 well-proportioned double Bedrooms, all benefiting from high quality fitted wardrobes and providing excellent storage.

The accommodation is served by both a spacious Bathroom and separate Shower Room, creating a practical arrangement for families, couples and visiting guests.

The combination of 3 genuine double Bedrooms and 2 Bathrooms also gives the property considerably wider appeal than a conventional retirement bungalow.

GENEROUS GARDENS & COUNTRYSIDE OUTLOOK

The outside space is one of the defining features of Wild Acres.

The property occupies a generous plot with established gardens, extensive lawns, mature planting and attractive borders, providing plenty of space for entertaining, children, pets or simply enjoying the surroundings.

To the rear, the garden enjoys an attractive outlook towards the surrounding North Devon countryside, reinforcing the feeling of space and providing the rural setting many buyers moving to this part of Devon are seeking.

An ornamental pond with fountain adds further interest to the garden whilst the timber summerhouse and workshop provide useful additional space and both benefit from power.

EXCEPTIONAL PARKING AND GARAGE

A substantial driveway provides extensive off-road parking for up to 6 vehicles.

For buyers enjoying an outdoor or coastal lifestyle, the amount of parking is particularly useful, with space capable of accommodating a motorhome, caravan or boat in addition to everyday vehicles.

The Integral Garage provides further parking, workshop or storage space and benefits from power, lighting and an electric roller door.

Council Tax Band

D - Torridge District Council



Total floor area: 140.4 sq.m. (1,511 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 www.Propertybox.io





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Area Information

Wild Acres occupies an appealing position at Bucks Cross, surrounded by rolling North Devon countryside yet within easy reach of both everyday amenities and some of the area's most beautiful coastal locations. Despite its country setting, the property is not isolated. Bucks Cross has a very well-stocked local village store incorporating a Post Office, providing useful day-to-day essentials close to home.

Also nearby is Merry Harriers Garden Centre & Restaurant at Woolsery, a popular local destination offering an extensive garden centre alongside a restaurant, home and garden furniture, gifts, crafts and other retail.

For those looking to enjoy the North Devon lifestyle, the historic fishing village of Clovelly, the unspoilt coastline at Bucks Mills and the beautiful countryside and coast around Peppercombe are all within easy reach.

The nearby village of Woolsery provides further amenities whilst Bideford offers a broader range of shops, supermarkets, schools and services.

This combination of country living, nearby everyday amenities and easy access to the North Devon coast makes Wild Acres particularly appealing to families and buyers considering a move from a town or city, as well as those specifically searching for single-storey living.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/monitors.extensive.decking>

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left onto the A39 North Devon Link Road signposted Bude. After approximately 7 miles, and upon reaching Bucks Cross, turn left signposted Woolsery (Woolfardisworthy) to where Wild Acres will be found to be the fourth bungalow 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		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

