



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Old Ships  
Bucks Cross  
Bideford  
Devon  
EX39 5DR

**Offers In the Region Of: £585,000**  
**Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@bopproperty.com](mailto:bideford@bopproperty.com)**



Old Ships, Bucks Cross, Bideford, Devon, EX39 5DR

## A BEAUTIFULLY MODERNISED DETACHED BUNGALOW



- 3 double Bedrooms
- Impressive Living Room with log burner & doors opening onto the front lawn & enjoying views stretching towards Saunton Sands
- High-end, bespoke, open-plan Kitchen / Diner
  - Purpose-built Utility
  - 2 large Shower Rooms
- Fully enclosed rear garden being sheltered & sunny
  - Ample private parking
- Far-reaching views over rolling Devon hills toward the coast
  - The perfect choice for those seeking peace, practicality & coastal living in one attractive package



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## Overview

Tucked away in the peaceful and picturesque hamlet of Bucks Cross, Old Ships is a beautifully modernised 3 Bedroom detached bungalow offering an enviable blend of stylish living, scenic surroundings and excellent convenience - benefiting from a well-stocked corner shop and post office, the hub of the hamlet.

Thoughtfully extended and finished to a high standard throughout, this detached home enjoys far-reaching views over rolling Devon hills toward the coast, all while remaining just moments from the A39 for easy access to nearby towns.

The sense of space and light is immediately apparent from the moment you step into the generous Entrance Hall. Leading off is the impressive Living Room - a welcoming, dual-aspect space centred around a log burner, with brand new patio doors opening directly onto the front lawn. From here, you can enjoy uninterrupted views stretching out towards Saunton Sands in the distance - a perfect backdrop for morning coffee or summer evenings.

To the rear of the property is a standout open-plan Kitchen / Diner, dramatically enhanced by a substantial extension. This high end, bespoke Kitchen is equipped with integrated appliances; double oven and hob, dishwasher and American fridge / freezer. A large central island completes this fantastic space for cooking, dining and entertaining, with stylish modern finishes and plenty of natural light. A purpose-built Utility leaves plenty of usable space in the kitchen for storage and appliances.

There are 3 well-proportioned double Bedrooms, each tastefully presented, the Master benefiting from patio doors giving views over the garden and a contemporary triple wardrobe. The Bedrooms are served by 2 large Shower Rooms boasting walk-in rainfall showers and quality sanitaryware.

Outside, the property continues to impress. To the front, a level lawn and patio area enjoy sun and open views. To the rear, the fully enclosed garden is sheltered and sunny, offering a relaxing retreat. There is ample private parking to the side and front of the property, and the property also benefits from a recently installed oil fired central heating system.

Bucks Cross is surrounded by quintessential Devon countryside and is within a 20-minute walk of the beach and South West Coast Path. The much-loved Merry Harriers Garden Centre and restaurant is just up the road, and being situated just off the A39 ensures easy commuting without sacrificing rural charm.

Old Ships is the perfect choice for those seeking peace, practicality and coastal living in one attractive package.

### Council Tax Band

D - Torridge District Council

### Agents Note

Since the current EPC was issued, the property has benefited from the installation of new double glazing, a new oil fired central heating system and a log burner.



Floor Plan

Floor area 135.5 sq.m. (1,458 sq.ft.)

Total floor area: 135.5 sq.m. (1,458 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](http://www.Propertybox.io)









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## Area Information

Bucks Cross and Bucks Mills are twin villages in the parish of Parkham. Bucks Cross is situated along the Atlantic Highway (A39). It shares local amenities with nearby Horns Cross, Parkham, Hartland, Woolsery and Bideford.

Bucks Cross is south of Bucks Mills which is accessed by a narrow country lane that descends in gorgeous woodland before emerging in a lovely hamlet with access to an attractive beach. The South West Coast Path cuts through the lower end of Bucks Mills. The hamlet has its own church that sells Devonshire cream teas through the summer. For such a tiny place, it's packed with history about its derelict mills and the king of Bucks Mills, so make sure you stop to have a read of the story boards about the place.

Sitting close to the Atlantic Highway (A39), Bucks Cross and Bucks Mills are 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 turning left at the Heywood Road roundabout. Continue along the A39 passing through Fairy Cross and Horns Cross. Upon reaching Bucks Cross, with the shop on your right hand side, take the left hand turning signposted Woolfardisworthy (Woolsery). Old Ships will be found a short distance on your right 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             |         | 76 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

