



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Old Barn  
Bucks Cross  
Bideford  
Devon  
EX39 5DR

**Asking Price: £260,000 Freehold**



Changing Lifestyles

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[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



The Old Barn, Bucks Cross, Bideford, Devon, EX39 5DR

## A CHARMING COTTAGE FULL OF CHARACTER



- 2 Bedrooms
- Solid wooden doors & beamed ceilings throughout
- Cosy Living Room with wood burning stove
- Spacious Conservatory overlooking the rear garden
- Well-equipped Kitchen
- Beautiful level lawned garden with large shed
- Sea & countryside views from upper floor
- Space to park two vehicles at the front



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## Overview

**Nestled in the peaceful and picturesque hamlet of Bucks Cross, within walking distance of the secluded Bucks Mills Beach, this charming 2 Bedroom cottage enjoys a truly enviable setting with glimpses of the sea and countryside.**

**Tucked away down a quiet lane shared with just one other home, the property offers a lovely level plot with space to park two vehicles right at the front. Inside, the characterful interior is full of warmth and appeal, featuring solid wooden doors, exposed beam ceilings and a cosy wood burning stove.**

**The welcoming Living Room is split into two distinct areas by a rustic wooden staircase, with a relaxing seating area and a separate dining space that flows naturally into the Kitchen. The Kitchen is fitted with a range of eye and base level units, a built-in oven and hob and space for a fridge / freezer. The Shower Room is well-appointed with a shower enclosure, a WC, a pedestal wash hand basin and excellent storage including a utility cupboard with plumbing for a washing machine.**

**Upstairs, both Bedrooms are bright and inviting, each with Velux windows and countryside or sea views, while the Main Bedroom also boasts a vaulted ceiling and separate staircase access to the outside.**

**A recent and valuable addition is the generously sized Conservatory, offering a superb vantage point over the immaculate rear garden – a beautifully maintained, lawned haven perfect for relaxing in the calm of this rural retreat. With fencing, a large garden shed and side access to the front (where you'll also find the oil fired boiler and tank), this home blends rural tranquillity with character and comfort. A rare opportunity in a beautiful location, an early viewing is highly recommended.**

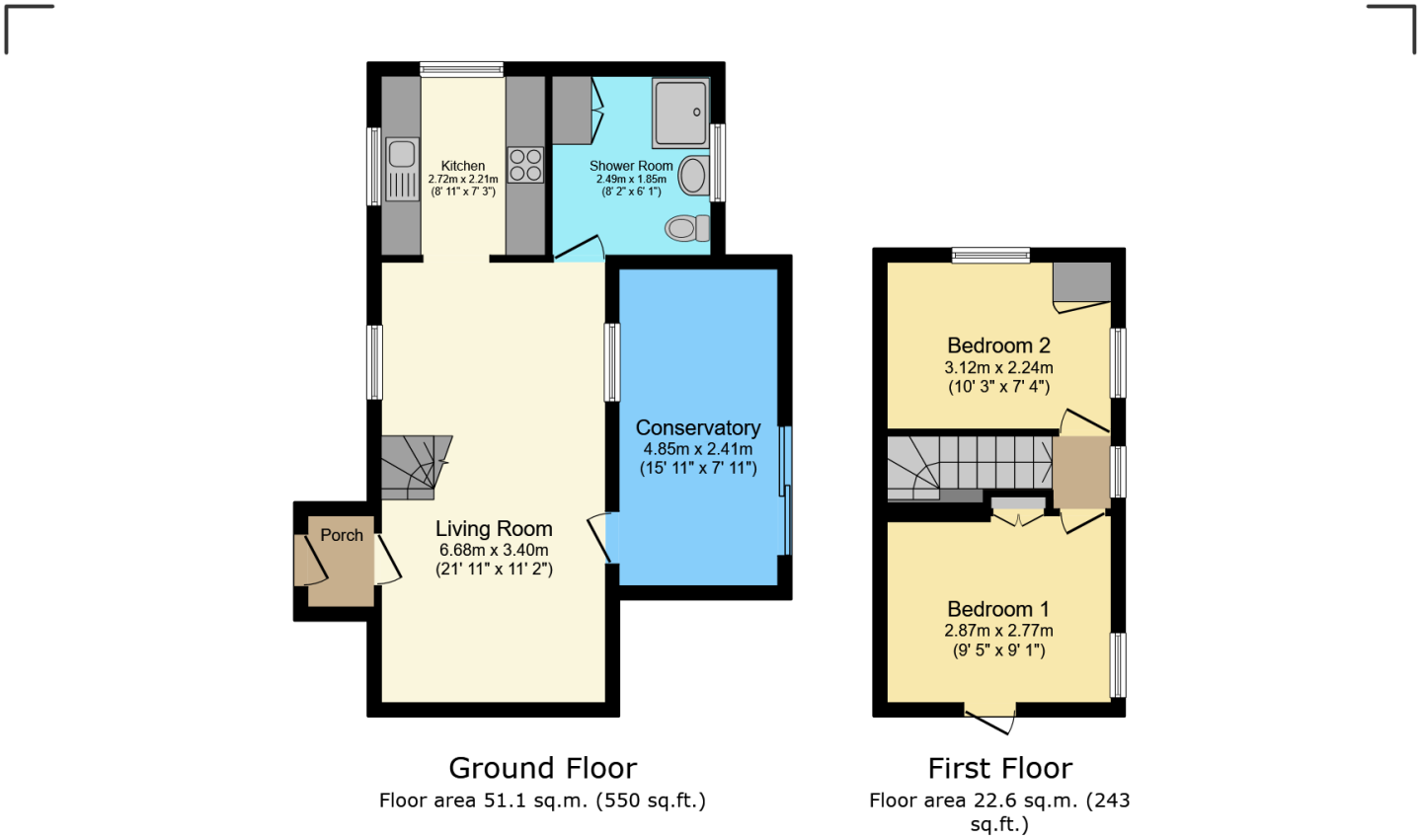
## Agents Notes

This property has soakaway drainage.

The driveway belongs to The Old Barn - However, the neighbouring property, Primrose Cottage, has right of access. The upkeep and maintenance of the driveway is split between the two properties.

## Council Tax Band

C - Torridge District Council



Total floor area: 73.6 sq.m. (793 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

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 towards Northam turning left onto the A39 North Devon Link Road. Continue to Bucks Cross turning left signposted Woolsery. The property will be found on your right hand side, well set back from the road just before reaching the right hand bend in the road.

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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69-80	C		
55-68	D	55 D	
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