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Changing Lifestyles

Orchard Cottage
Fairy Cross
Bideford
Devon
EX39 5BU

Asking Price: £625,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Orchard Cottage, Fairy Cross, Bideford, Devon, EX39 5BU

A SPACIOUS DETACHED HOME IN A PEACEFUL SEMI-RURAL HAMLET



- 4 Bedrooms (1 En-suite)
- Dual aspect Living Room with stone fireplace
- Light-filled Conservatory enjoying garden & countryside views
- Dining Room with French doors opening onto the garden
- Kitchen, Utility Room, Studio Room & Study
 - Generous gardens with stream & patios
 - Ample off-road parking & Garage
 - Convenient access to Bideford



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Overview

Set within the peaceful and highly regarded hamlet of Ford, this impressive 4 Bedroom detached residence offers a wonderful balance of semi-rural tranquillity and convenient access, being just a short drive from the market town of Bideford. Enjoying a lovely sense of seclusion, the property is further complemented by a no onward chain position, making it an attractive and straightforward purchase.

The house sits centrally within its own generous plot and is approached through an attractive 5-bar gate opening onto a large square driveway that provides ample off-road parking for numerous vehicles and access to the Garage. Established gardens wrap around the property, creating privacy and a strong connection with the surrounding landscape, while a gently flowing stream to the rear enhances the calm and rural atmosphere. A particularly charming feature is the resident pea hen, which is known to visit the grounds from time to time and adds a delightful touch of character to the setting.

Internally, the accommodation is both spacious and highly versatile, lending itself well to family living, home working or multi-generational use. The welcoming Entrance Hall is notably generous and immediately sets the tone, offering space for a home office area, reading nook or library. From here, the layout flows naturally into 3 well-proportioned Reception Rooms, providing excellent flexibility. The formal Living Room enjoys windows to both the front and rear, with a stone fireplace forming a cosy focal point, while sliding doors lead into the Conservatory, a light-filled space that allows year-round enjoyment of the garden and countryside views. The Dining Room, positioned to the rear, is bright and airy with French doors opening directly onto a patio - ideal for entertaining or relaxed family meals.

The practical Kitchen / Breakfast Room has ample space for a table and enjoys pleasant views across the rear garden. Adjoining this is a particularly flexible Studio Room with doors opening onto the driveway, perfectly suited as a gym, workspace or creative studio, and this leads through to a Utility Room and the Garage, further enhancing the adaptability of the layout.

Upstairs, the property continues to impress with 4 well-sized Bedrooms. The Main Bedroom is a generous rear-facing room enjoying lovely garden and countryside views and is complemented by a spacious En-suite. The remaining Bedrooms are thoughtfully arranged, with attractive outlooks to both the front and rear, and are served by a well-appointed Family Bathroom.

Outside, the west-facing rear garden is predominantly laid to lawn with a selection of ornamental trees and multiple patio areas, creating a variety of spaces to sit, relax or entertain while enjoying the peaceful surroundings and open outlook beyond.

Overall, this is a substantial and adaptable home in a superb semi-rural location, offering space, privacy, ample parking and a truly tranquil lifestyle.

Agents Note

This property has oil fired central heating.

Council Tax Band

F - Torridge District Council



Ground Floor

Floor area 136.0 sq.m. (1,464 sq.ft.)

First Floor

Floor area 74.5 sq.m. (802 sq.ft.)

Total floor area: 210.5 sq.m. (2,266 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

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 to where Orchard Cottage will be found on your left-hand side.

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		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

