



Bond
Oxborough
Phillips

Changing Lifestyles

Pendragon

Crimp

EX23 9PB



Asking Price - £399,950



Changing Lifestyles

01288 355066

Pendragon, Crimp, EX23 9PB



- Two-bedroom detached bungalow
- Immaculate, turnkey condition
- Principal bedroom with en-suite
- Spacious dual-aspect living/dining room
- Separate office
- Detached double garage
- Ample off-road parking
- Generous Gardens (circa 0.25 acre)
- Elevated deck with countryside & sea views



An Immaculate & Deceptively Spacious Detached Bungalow in a Stunning Coastal Setting

Set within approximately a quarter of an acre of beautifully established gardens and grounds, this exceptional two-bedroom detached bungalow offers far more than first meets the eye. Immaculately presented throughout, the property provides generous, light-filled accommodation and is truly ready to move straight into.

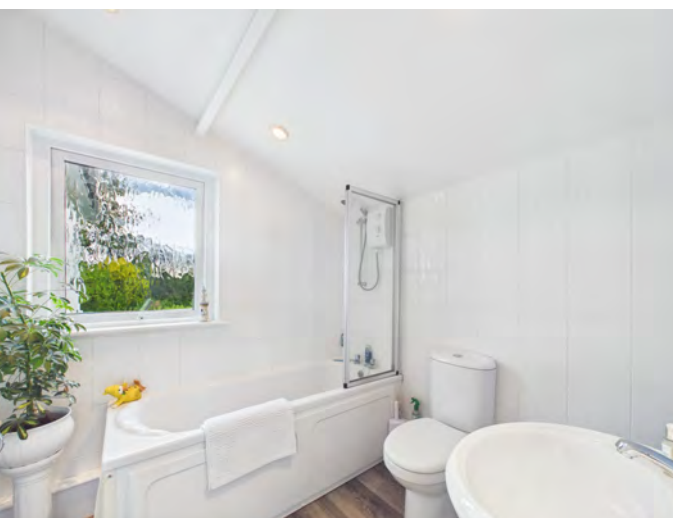
At the heart of the home is a wonderfully spacious dual-aspect living and dining room, bathed in natural light and featuring elegant French doors that open directly onto the garden, perfect for both relaxing and entertaining. The kitchen is equally impressive, presented in near-new condition and designed for both style and practicality.

The accommodation continues to impress with a large principal bedroom complete with a private en-suite, a second well-proportioned bedroom, a modern family bathroom, and a separate office, ideal for home working or additional flexible space.

Externally, the property excels just as much. There is ample parking for multiple vehicles, along with a detached double garage that incorporates a substantial adjoining hobby space or store. The mature gardens are a true highlight, offering privacy, colour, and charm throughout the seasons.

A particularly striking feature is the elevated decked terrace, perfectly positioned to enjoy breathtaking views across open farmland, stretching out to the sea beyond, an idyllic setting for outdoor dining or quiet reflection.

This is a rare opportunity to acquire a turnkey home of exceptional quality in a truly enviable setting. Viewing is essential to fully appreciate everything this remarkable property has to offer.



Location

Enjoying a highly convenient position with immediate access to the A39 Atlantic Highway, the property is ideally placed for both local amenities and coastal exploration. The nearby village of Shop, just 2 miles away, offers a well-regarded primary school and an active community hall.

The surrounding area is renowned for its breathtaking and unspoilt North Devon and North Cornwall coastline, with spectacular beauty spots such as Duckpool Beach, Stanbury Mouth, Marsland Mouth, Welcombe Mouth and Speke's Mill Mouth all within easy reach.

The popular village of Kilkhampton lies approximately 3 miles away, offering a range of everyday amenities, while the vibrant coastal resort of Bude, famed for its safe sandy surfing beaches, is around 8 miles distant.

Further afield, the historic port and market town of Bideford is approximately 17 miles away, with the regional centre of Barnstaple, offering extensive shopping and leisure facilities, located some 26 miles from the property.

Services

- Private Water
- Private Drainage
- Mains Electricity
- LPG gas central heating
- Double glazed
- Council Tax Band - C



Please do not hesitate to contact the team at
Bond Oxborough Phillips
Sales & Lettings on
01288 355 066
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Approximate total area^m
 1511 ft²
 140.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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