



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Cross Park  
Buckland Brewer  
Bideford  
Devon  
EX39 5FR

**Asking Price: £475,000 Freehold**



*Changing Lifestyles*

01237 479 999

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

14 Cross Park, Buckland Brewer, Bideford, Devon, EX39 5FR

A BEAUTIFUL DETACHED HOME WITH LANDSCAPED GARDENS, A GARAGE & PARKING



- 4-5 Bedrooms (1 En-suite)
  - Study / Bedroom 5
- Stylish Kitchen / Dining / Family Room & bespoke Utility Room
  - Inviting Lounge
- Landscaped rear garden with lawn, borders & extended patio
- Large Single Garage & ample off-road parking
  - Countryside & Dartmoor views,
- Quiet cul-de-sac location with quick access to Bideford, Barnstaple & Link Road



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## Overview

**Set within the peaceful and picturesque village of Buckland Brewer, this beautifully designed Wisteria house type is one of only five of its kind on an exclusive development of just 28 homes. Built in 2024 by the highly regarded Allison Homes and complete with a 9-year HSBC warranty and a 1-year builder's guarantee, this 4-5 Bedroom detached home offers a perfect blend of luxury, practicality and countryside charm, with scope for future extension or a conservatory should you wish.**

**The property occupies a generous plot with delightful views across open countryside towards Dartmoor, providing an idyllic rural retreat while remaining within easy reach of Bideford, Barnstaple and the North Devon Link Road. A good local primary school, together with a welcoming village shop and a popular pub are at the heart of the community, and are all close at hand, enhancing the home's appeal for families seeking both convenience and a friendly village atmosphere.**

Inside, the Entrance Hall leads to a handy Cloakroom and useful understairs storage. The ground floor has been thoughtfully designed with space and versatility in mind, featuring a bright and spacious Kitchen/Dining/Family Room complete with a breakfast bar, a built-in double oven, a 5-ring gas hob, an integrated fridge/freezer and dishwasher. Granite worktops add a touch of elegance, while the open-plan layout allows ample room for dining, lounging and entertaining. Adjoining this space, the Utility Room has bespoke units designed to house a washing machine and tumble dryer, as well as an additional built-in larder freezer. The inviting Lounge offers a calm place to unwind, and there is also a separate Study that could serve as a fifth bedroom.

Upstairs, a light-filled landing leads to 4 generously sized Bedrooms (with the Master Bedroom boasting its own En-suite Shower Room). A stylish 4-piece Family Bathroom completes the first floor, ensuring comfort and practicality for every member of the household.

The outside space is equally impressive, with ample off-road parking, a large Single Garage and a beautifully landscaped rear garden featuring a perfect lawn, neatly planted borders and an extended patio - ideal for al fresco dining. The peaceful rural setting enhances the sense of tranquillity, making this an ideal property for those wishing to enjoy a slower pace of life while remaining connected to the surrounding towns and North Devon's stunning coastline.

This striking home is a rare opportunity to acquire a modern property on a quiet cul-de-sac in a select development where comfort, convenience and countryside living come together in perfect harmony.

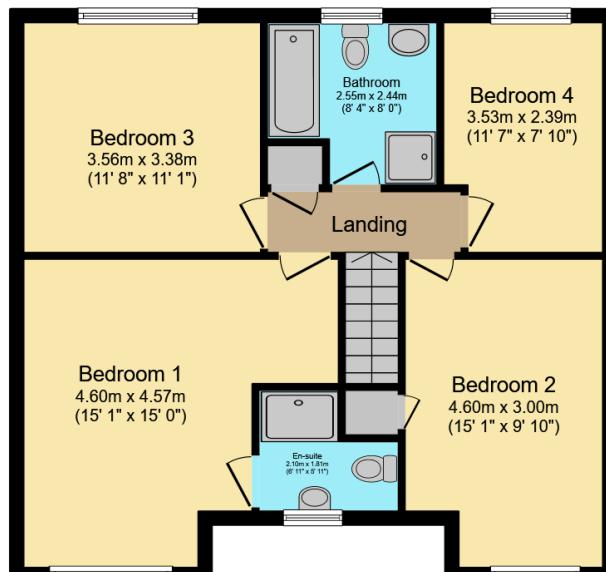
### Council Tax Band

E - Torridge District Council



Ground Floor

Floor area 67.8 sq.m. (729 sq.ft.)



First Floor

Floor area 67.7 sq.m. (729 sq.ft.)

Total floor area: 135.5 sq.m. (1,459 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

Famous for being the hometown of Edward Capern, the poet postman, Buckland Brewer is one of North Devon's most beautiful villages. The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer 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, Holswothry, Great Torrington, Hartland and Ilfracombe.

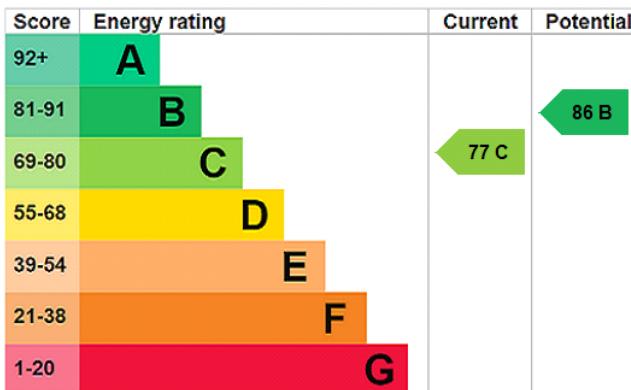
## Directions

From Bideford Quay proceed towards Torrington. After approximately 1 mile, turn right signposted Buckland Brewer / Littleham. Follow this road without deviation for approximately 3 miles taking the left hand turning signposted Buckland Brewer. Continue up the hill and into the village. Pass the Church on your left hand side and take the next left hand turning into Southwood Meadows. Turn immediately left again and follow the road to Cross Park. Continue to the bottom of the road and bear left and left again to where the property will be found in front of you.

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.

**Consumer Protection Regulations:** We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

We are here to help you find  
and buy your new home...



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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and mortgage advice.

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