



Moor View



Bucks Mills/Coast 0.5 mile, Woolsery 2 miles, Bideford 7.9 miles, Bude & Barnstaple 18 miles. Shop/Post Office and Bus stop within walking distance.

Detached three bedroom bungalow with sea and countryside views, just half a mile away from the coastline. No onward chain.

- Detached bungalow
- Backing onto open farmland
- Enjoying coastal/seas views
- Coastline just 0.5 miles away
- Garage and plenty of off-road parking
- 3 Double bedrooms
- Kitchen/breakfast room & utility
- Loft room
- No onward chain

SITUATION

Situated on the edge of the semi-rural village of Bucks Cross, located just off the A39, Moor View is well placed to take full advantage of local amenities and the dramatic North Devon coastline. The property is approximately half a mile from the famous coastal village of Bucks Mills, which gives access to the rugged North Devon coastline where there is a sandy and pebbly beach and access to the coastal footpath which offers superb coastal walks with stunning vistas. The village of Woolsery (Woolfardisworthy) is located around 2 miles away with a primary school, local shop/Post Office, garage, church, pub and popular fish and chip shop.

The port and market town of Bideford offers a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private), five supermarkets and shopping outlet with retail complex, with popular brands such as Nike, Crew Clothing and Clarks.

The regional centre of Barnstaple offers North Devon's main businesses, shopping and commercial venues with access via the A361 link road to the motorway or via rail and the Tarka Line.

The coastal resort of Bude to the West also has an extensive range of social, commercial, domestic and educational facilities together with numerous sporting and leisure activities including sandy beaches and golf course.

DESCRIPTION

Moor View is situated in the picturesque coastal village of Bucks Cross, bordering pretty farmland with countryside and sea views beyond. The property is located a short downhill walk away from the picturesque historic coastal village of Bucks Mills with its dramatic sand and pebble beach. Believed to have been built in the 1970's, the bungalow has been tastefully modernised in more recent years and now offers contemporary, light and airy, well-appointed accommodation ideal for any buyer looking for a retirement property, or could be developed subject to planning to create a two-storey family home. Moor View is set within a generous plot with off road parking to the front and delightful gardens to the rear that backs onto open farmland. The property is available with no onward chain.

Internally, the accommodation comprises of a spacious hallway with cloakroom and useful storage cupboards and doors that lead into the sitting room, bedrooms, bathroom and kitchen. The cosy sitting room has a woodburning stove and stone surround. Sliding patio doors lead into the conservatory allowing light to flood into the room.

The conservatory commands fantastic views over the gardens, surrounding countryside and rugged coastline, with Saunton and Baggly Point in the distance. The modern kitchen/breakfast room has been tastefully updated in recent years and has a door that leads onto the utility room, that in turn leads into a storage room and integral garage. Located to the front of the property are two of the three bedrooms with windows that look out to the front garden, with the main bedroom located to the rear. The family bathroom comprises tiled walls, vinyl flooring and a modern white bathroom suite.

From the hallway there is access via a pull-down loft ladder to the 'Loft room', which has a good ceiling height, window and door to the eaves/roof storage space. The room is currently being used as an occasional bedroom but would make a perfect hobbies room or home office, or could be adapted/extended with a permanent staircase to create an additional bedroom with en-suite bathroom subject to obtaining planning permission.

OUTSIDE

Moor View is approached via a tarmac driveway with parking for 3-4 vehicles that meets the up and over garage door. A small set of steps lead up the path to the front door and lawn area of the front garden. The private lawned rear garden is enclosed by a variety of shrubs, mature trees and flower beds and boasts fabulous countryside views over neighbouring farmland down towards the coastline.

The property is being offered with no onward chain and we have no hesitation in recommending a viewing to fully appreciate this superb property. The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan.

SERVICES

Mains electricity. Private drainage. LPG central heating.

DIRECTIONS

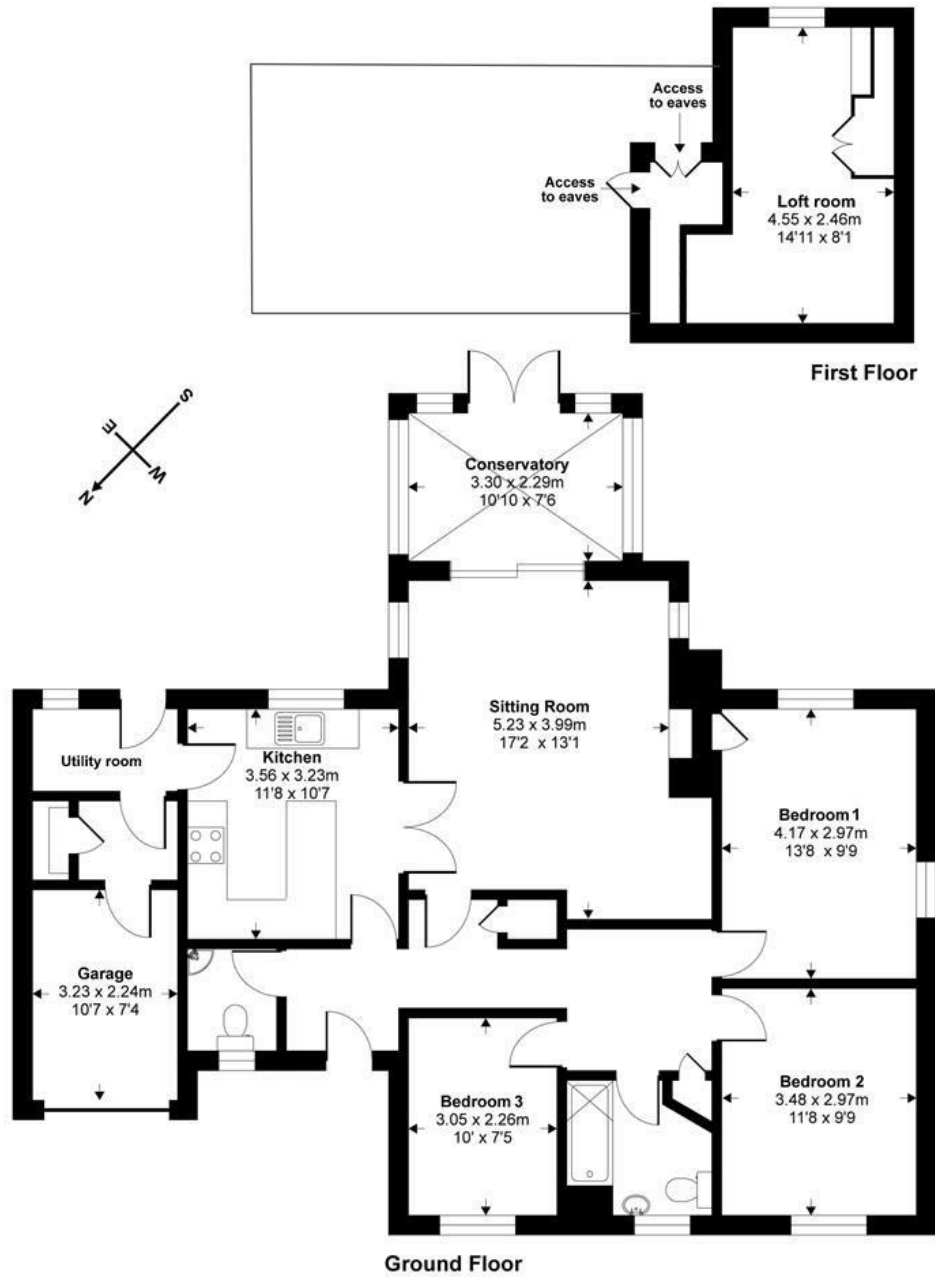
Following signs Bude/Hartland on the A39 from Bideford, stay on this road passing through the villages of Ford, Fairy Cross and Horns Cross. Upon entering the village of Bucks Cross take the left hand turning signposted towards Woolsery where the property can be found on the left hand side.

Guide Price £475,000



Approximate Area = 1341 sq ft / 124.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags: REF: 786711

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-48) G	
Net energy related - higher scoring coats		65	37
England & Wales		EU Directive 2002/91/EC	10

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