



Langleys, Bucks Cross, Bideford, Devon  
EX39 5DR Guide Price £410,000



# Langleys, Bucks Cross, Bideford EX39 5DR

**BOASTING DELIGHTFUL COASTAL VIEWS OVER BARNSTAPLE AND BIDEFORD BAY** is this very spacious 4 bedroom, 3 bath/shower room, detached PVC double glazed and LPG centrally heated dormer bungalow with gardens, garage and parking. Offering flexible accommodation with the potential to create an annex. **EARLY INSPECTION ADVISED!**

- Detached Dormer Bungalow
- 19' Kitchen/breakfast Room
- Spacious 19' x 18' Sitting Room
- Four Double Bedrooms (one en-suite)
- Three Bath/Shower rooms
- Sea Views - Coastline 0.5 miles away
- Annex Potential
- Delightful gardens
- Single integrated garage & Off road parking
- Village Location Short Walk To Post Office & Shop

Located about 7 miles from the Port and Market town of Bideford, Bucks Cross is a semi-rural hamlet which straddles the A39 North Devon to North Cornwall route. The village has a small General Stores/Post Office and Village Hall. It is well placed to take full advantage of local amenities and the dramatic North Devon coastline. It lies within a mile of the historic village of Bucks Mills giving access to the picturesque North Devon Coastline with superb coastal walks. About 2 miles distant is the larger village of Woolsey with a further range of facilities including a Church, Junior School, Fish and Chip Shop and excellent Pub/Restaurant. Bideford offers a full range of everyday Shops, Supermarkets, choice of Schools and Health Centres. The coastal resort of Westward Ho! famed for its sandy beach and adjoining Golf Course is only 7 miles away and many other leisure opportunities which can be enjoyed locally. Barnstaple, the areas major regional centre is about 20 minutes driving distance. A regular bus service, within walking distance, provides access to Bideford, Bude and Barnstaple.





Langleys is a surprisingly spacious, extended, detached dormer bungalow boasting fine sea views. It offers very flexible accommodation with the potential to create an annex. It has easy access to major road links, is within a short walk to the village shop and post office, approximately 1 mile from the beach and close to the idyllic fishing village of Clovelly. From its slightly elevated position the property enjoys sea views over Bideford Bay and beyond.

The accommodation includes an 19' double aspect lounge, good size kitchen/breakfast room, garden room, study area, 4 double bedrooms (one en-suite), a bathroom and further separate shower room. All rooms benefit from PVCu double glazing and there is LPG fired central heating throughout. A driveway provides off road parking for a number of vehicles and access to the integral garage. The private and enclosed rear garden backs on to open fields.

**ACCOMMODATION:** For dimensions please see the floorplan.

**Entrance Hall:** Front door leads into the spacious hallway, with a Storage Cupboard and an Airing Cupboard housing the hot water cylinder and fitted with slatted shelves.

**Living Room:** The dual aspect living room has patio doors featuring delightful sea views over Bideford Bay. A limestone effect fireplace with marble hearth creates a cosy focal point for the room. There is a further window to front aspect also enjoying sea views.

**Study Area:** The study connects the hall with the garden room and bedrooms 1 and 4. Stairs lead up to the master suite and a wide opening leads to the garden room. These 4 rooms would make an ideal self contained annex if so desired.

**Garden Room:** A flexible dual aspect room with picture windows, the ideal spot from which to enjoy the landscaped gardens. French doors lead onto the sun terrace. Opening to:

**Bedroom 4:** A large double room which, we understand, has plumbing and drainage to create either an en-suite or kitchenette if required. Window to rear.

**Kitchen / Breakfast:** Fitted with a range of mid oak effect base and wall units including several glazed display units with roll edge work surface over.





Built in electric eye level double oven. Touch control ceramic hob with cooker hood over. Ceramic 1 1/2 bowl sink and drainer. Space for full height fridge freezer. Space and plumbing for washing machine and dishwasher located at one end of the kitchen creating a utility area. Picture overlooking the gardens and uPVC door to rear. Space for table and chairs. Door to sun terrace.

**Bedroom 2:** A large double room with window to side and a display alcove.

**Bedroom 3:** Further double bedroom with window to side and built in cupboard.

**Family Bathroom:** Fully tiled bathroom with corner bath, vanity basin with useful cupboards beneath. Low level W.C. Window to front. Heated chrome ladder towel rail.

**Shower Room:** The shower room has a fully tiled shower cubicle with Mira mains fed shower. Low level W.C. Pedestal wash hand basin. Window to front. Radiator.

**First floor:** Stairs from the study lead to:

**Master Bedroom:** The master bedroom has a dormer window with sea glimpses and some restricted head room. Built in cupboard. Door to **En-suite** featuring a fully tiled shower cubicle with mains fed shower. Low level W.C. Pedestal wash hand basin. Extractor. Heated chrome ladder towel rail.

**Garage:** The garage has an up and over door with power and light connected. It has recently been fitted with a vehicle charging point. The high attic space is ideal for storage. LPG fired boiler providing central heating and hot water.

**Gardens:** To the front there is off road parking. The gardens are laid mainly to lawn. The rear Garden boasts a large paved sun terrace adjacent to the property and is accessed via the kitchen and garden room. The remainder of the garden has been landscaped and designed to give year round interest. Flower and shrub borders surround a lawn with several seating areas. The garden backs on to open fields. There is a wide side area with shed with power and light and the LPG cylinder.

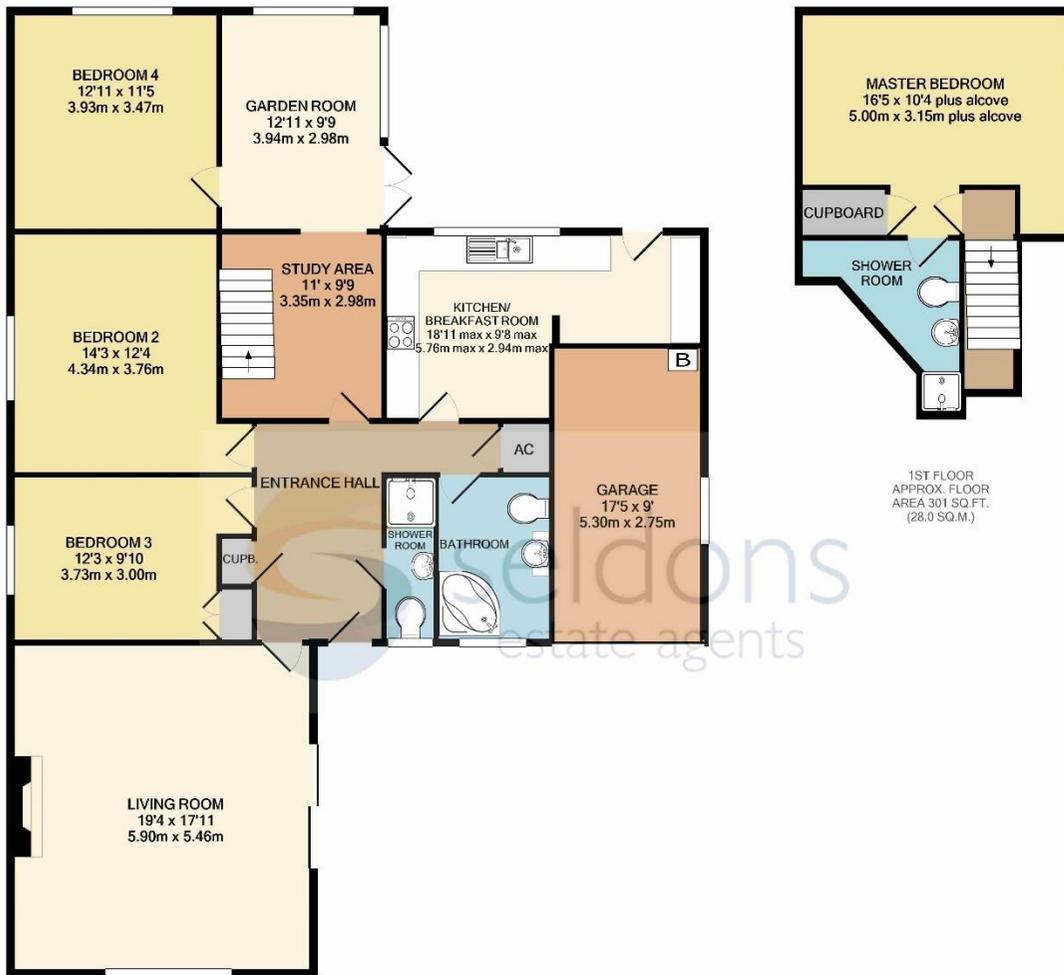
**Services:** Mains water and electricity connected.  
LPG gas, private drainage

**Tenure:** Freehold

**Local authority:** Torrridge District Council Tax Band D







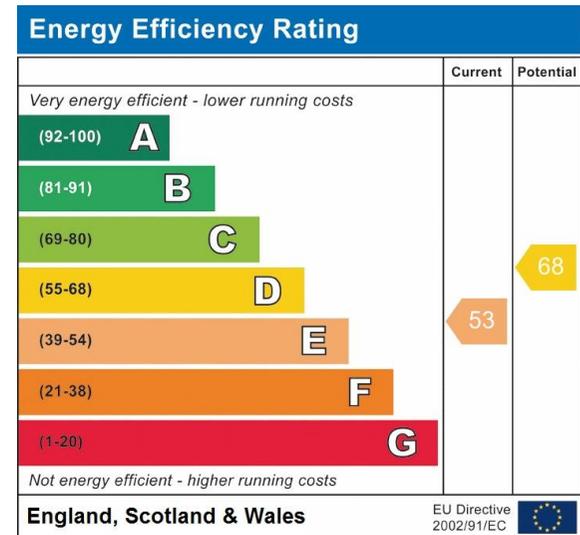
1ST FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(28.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1619 SQ.FT.  
(150.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1920 SQ.FT. (178.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**DIRECTIONS:** From our Quay front offices, turn left at the Heywood Road roundabout junction with the Link Road. Proceed along the A39 Atlantic Highway. Continue along this road for approximately 6 miles passing through Fairy Cross and Horns Cross. After the long straight, as you approach Bucks Cross with the Shop/Post Office on the right, turn left towards the Village of Woolsery. Langleys will be found a short distance along set back on the right.



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