

Swanton House

Swanton House, Horns Cross, Bideford, EX39 5DW







Bucks Mills 1.8 miles Woolsery 2.5 miles Bideford 7 miles Barnstaple 16 miles

A detached house requiring complete renovation/replacement (stp), complemented by 2 acres of gardens and grounds.

- 3 Bedrooms
- Requiring total Renovation or Replacement (stp)
- 2 Acres
- 3 Reception Rooms
- Large Kitchen & Breakfast Room
- Gym / Office
- Large Garage / Workshop
- Stable / Outbuilding
- Council Tax Band 'D'
- Freehold

Guide Price £395,000

Situation

Swanton House is situated on the edge of the semi-rural hamlet of Bucks Cross, located just off the A39 and well placed to take full advantage of local amenities and the dramatic North Devon coastline. The property is approximately 1.8 miles from the coastal village of Bucks Mills where there is a pebbly beach, spectacular coastal views towards Lundy Island and access to the South West Coast Path. The nearest village is Woolsery (Woolfardisworthy) located 2.5 miles away offering a primary school, local shop / Post Office, a garage, church, and popular fish and chip shop. The village pub, The Farmers Arms, is a renowned gastro pub with produced sourced from the owners' farm. There are more extensive shopping facilities and amenities available at the port and market town of Bideford (7 miles) and the picturesque fishing village of Clovelly, Hartland Quay and the village of Bradworthy are all within easy reach. The regional centre of Barnstaple (16 miles) provides all the area's main business, shopping and commercial venues. There are also good transport links via the A361 which connects to the M5 motorway (Junction 27) and railway services between Barnstaple and Exeter along the picturesque Tarka Line.

Description

Swanton House offers an fantastic opportunity to renovate this spacious 3 bedroom detached house or replace it entirely (stp), The accommodation requires complete renovation and currently comprises of; 3 bedrooms (one downstairs), large living room, kitchen/breakfast room, 2 additional reception rooms, external office/studio and 2 bath/shower rooms. The large gardens and grounds are predominantly laid to lawn, with a large outbuilding and additional stable. The land adjoins the gardens and is currently one large enclosure of pasture, with independent access, the property extends to approximately 2 acres in total. The property is available immediately and with no onward chain.

Accommodation

The front door opens into the glazed ENTRANCE PORCH, with triple aspect and door into the MAIN HALLWAY with staircase leading up/storage cupboard beneath, door to CLAOKROOM with WC and door to SHOWER ROOM with basin and shower. The spacious LIVING ROOM (18'7" x 12'0"), with wood burning fire on slate hearth, windows either side and extensive, inset book shelving. BEDROOM 3 / OFFICE is a double room. SITTING ROOM with large window and glazed, twin doors opening to the DINING ROOM with door to the main hallway and door to the large KITCHEN & BREAKFAST ROOM, with a range of fitted units/worktop over and Rayburn, door to the rear hallway, door to BATHROOM with bath and basin. UTILITY area with space/plumbing for white goods and back door leading out. Attached to the back of the house is a separate studio/office, accessible via an external door,

The staircase leads up to a landing with a shelved linen cupboard. BEDROOM 1 is a large, double room with basin, vaulted ceiling and doorway to a large walk-in wardrobe/store, with restricted head height in places. BEDROOM 2 is a spacious, double room with basin and vaulted ceiling.

Outside

The gated entrance opens to the driveway, leading past the house to the parking area and large GARAGE / WORKSHOP (23'5" x 16'10"), with sliding metal door at the front and leading to a 'Nissen hut' at the rear. The gardens and grounds are predominantly laid to lawn, with tall and thick hedge boundaries allowing for privacy. A 5-bar gate at the western edge of the driveway allows independent access to the road at the front of the property and the field, directly behind the gardens. There is a stone stable accessible from the private lane at the side of the house. The land is 1.99 acres in total.

Services & Additional Information

Services: Mains electric and water. Private drainage. Oil fired heating.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 5DW (Not to be relied upon)
What3words: ///securing.daffodils.sunflower



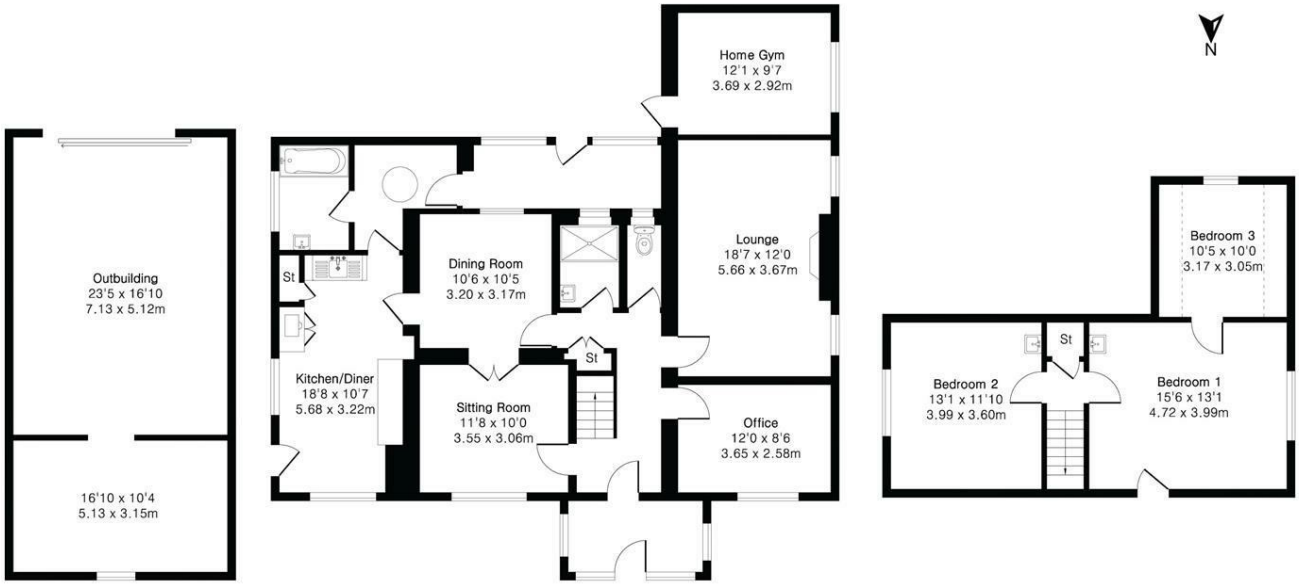






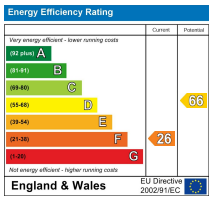


Approximate Gross Internal Area 1885 sq ft - 175 sq m
(Excluding Outbuilding)
Ground Floor Area 1370 sq ft – 127 sq m
First Floor Area 515 sq ft – 48 sq m
Outbuilding Area 574 sq ft – 53 sq m



Outbuilding | Ground Floor | First Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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