

Barnacle

Bucks Mills, Bideford, Devon EX39 5DZ

Offers In Excess Of

£700,000



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Four-Bedroom Character Home In Stunning Coastal Village

Barnacle, Bucks Mills, Bideford, Devon EX39 5DZ



Tucked away within the enchanting former fishing village of Bucks Mills, Barnacle offers a truly unique opportunity - whether as an exceptional main residence or a highly desirable holiday let investment. This characterful home presents deceptively spacious accommodation which has been thoughtfully renovated by an architect. The interiors feature natural materials throughout, travertine stone flooring graces the ground level, while the upper floor is finished with warm wooden floors - only organic paints and oils have been used. This is a rare opportunity to own a truly unique home and one that must be seen in person to be fully appreciated.

Upon entering, you are welcomed into a generous entrance hall, providing access to the ground-floor which comprises a large Kitchen/Dining room with a range of built-in storage cupboards, electric AGA and an integrated double oven with hob, a useful utility room with sink and plumbing for washing machine and tumble dryer, a snug which could easily be used as a fourth bedroom and a shower room with WC and sink. Also accessed from the entrance hall is the integral double garage which is currently used as a games room.

Stairs lead to the landing, giving access to the large, light-filled living room which benefits from an inglenook fireplace with wood burner and French doors which lead onto the outdoor patio area, a perfect space for al fresco dining with valley views. Also on the first-floor is a family bathroom with a roll-top bath, separate shower and heated towel rail, three generous sized bedrooms - the master being dual-aspect with views towards the sea and all benefitting from built-in wardrobes. Completing the first-floor is a porch area which leads to an additional terrace area with further outdoor seating, perfect for enjoying the Devon sunset. From here, you also have access to the garden with steps leading down to the front of the house.

Situation

Steeped in history, the village of Bucks Mills grew organically along a tranquil stream that meanders down the valley to meet the sea, with many of its cottages dating back to the early 19th century. Today, these historic estate cottages form a picturesque and much sought-after coastal hamlet.

Just a stone's throw from the property lies direct access to the renowned South West Coast Path, providing breath-taking walks along North Devon's dramatic coastline. The heart of the village is centred around a charming cluster of homes nestled on the clifftop, from where a steep path leads down to a beautiful pebbled beach.

The surrounding coastline is a haven for outdoor enthusiasts, offering opportunities for fishing, kayaking, and stunning walks in every direction. From the beach, panoramic views stretch across the North Devon coast towards Lundy Island and the historic village of Clovelly.

Bucks Mills offers the peace and tranquillity of a secluded village setting, yet remains conveniently located for access to wider amenities. The vibrant port and market town of Bideford lies approximately 10 miles away, with the famed village of Clovelly just 4 miles distant. The villages of Hartland and Bradworthy are also nearby, both situated just over 8 miles from the property.

For those needing to travel further afield, the regional centre of Barnstaple is approximately 18 miles away and offers extensive shopping, business and leisure facilities, along with excellent transport links via the A361 and the Tarka Line, connecting to the national rail and motorway networks.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797





Outside

The property enjoys several inviting outdoor spaces and due to its South-Facing orientation they all enjoy the sun throughout the day. To the rear, a private courtyard-style garden offers a secluded retreat, while a spacious side area features ample seating alongside a long strip of lawn bordered by vibrant flowers. Additionally, a terrace above the garage provides an ideal spot to relax and take in the surrounding views.

Directions

From Bideford town centre, depart in an easterly direction out of the town, and at Heywood Road Roundabout, turn left onto the A39. Continue on this road, passing Ford and Fairy Cross, and through Horns Cross to Bucks Cross, where at a cross roads turn right signposted Bucks Mills. Descend into the village, passing the car park area on your right. After a short drive, Barnacle will be found on the right-hand side, easily identifiable by a for sale board.



Services

Mains electric and water.

Private drainage (which we understand is fully compliant with current regulations).

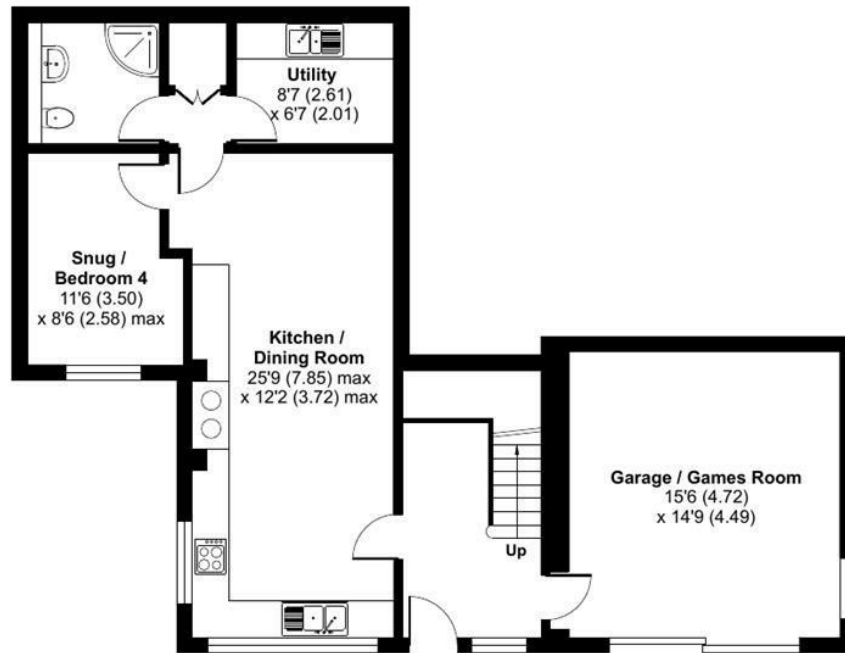
According to Ofcom, Standard broadband is available at the property and mobile signal is available with EE, O2, Vodafone and Three.



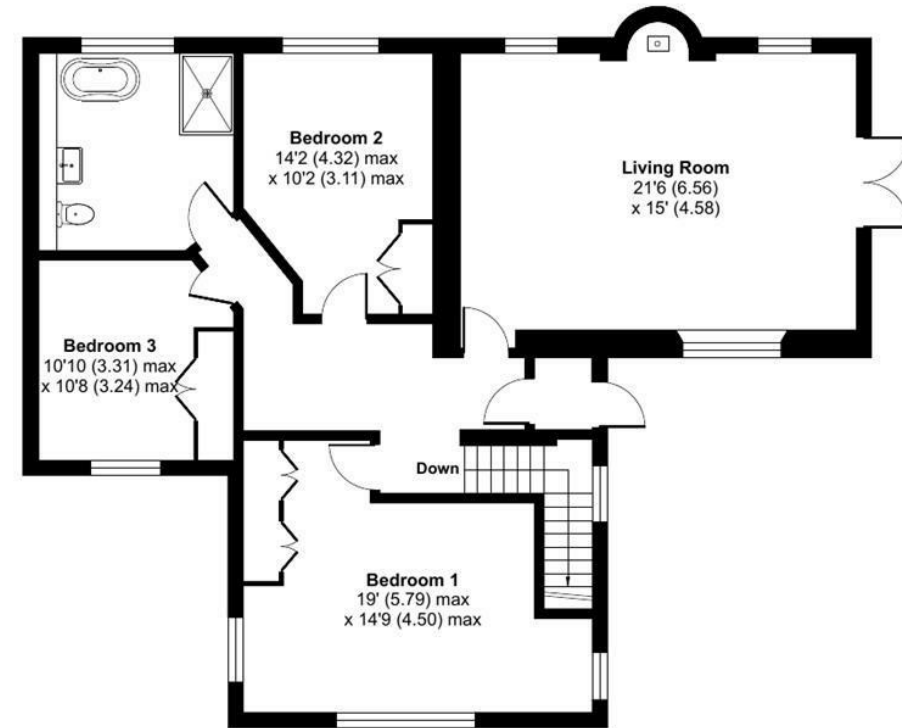
Bucks Mills, Bideford, EX39

Approximate Area = 2038 sq ft / 189.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AP S and D Limited (Phillips Smith & Dunn). REF: 1334117

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