



2 CRANFORD CROSS
WOOLSEY, BIDEFORD, DEVON, EX39 5QL

£350,000

No2 Cranford Cross is a substantial semi detached house, benefitting from extensions to both the side & rear which has created a spacious & adaptable home ideally suiting large families and those seeking a dwelling for dual occupancy.

Located on the edge of the favoured village of Woolsery which has seen major investment within recent years with The Farmers Arms being the hub of the community, providing a superb, cosy environment and excellent dining experience, together with the general store/post office and fish & chip shop.

The beautiful North Devon Coastline is within easy reach, whilst the large towns of Bideford (12 miles) & Bude (16 miles) provide a good choice of shopping facilities. The generous accommodation over the ground floor comprises a welcoming entrance hall leading off to all rooms with the bespoke kitchen/breakfast room including range oven and pantry together with separate utility room.

Overlooking the rear garden is the principle reception room, currently utilised as a socialable lounge/diner with bifold doors to the outside and a warming wood burner which is perfect for cosy winter nights in.

Sliding doors lead into the snug and allow this room to flow as part of the mains living area and alternatively offers potential for a separate work space or ground floor bedroom - off the kitchen is a shower room which would perfectly compliment to this.

From the hall, stairs rise to the first floor landing and to 4 comfortable bedrooms which each enjoy views of the pleasant surroundings. Serving the rooms on this floor is the family bathroom complete with white suite including bath with shower over.

To the second floor is the triple aspect master suite, a room given a touch of luxury & indulgence with a free standing bath positioned to enjoy the stunning outlook. Additionally, there is ample space for the essential furnishings together with separate cloakroom.





Externally, to the front of the property is a driveway with parking for two vehicles together with useful storage sheds.

The low maintenance rear garden is predominantly level and enjoys a south facing aspect with patio and timber decked seating areas together with stone chipped pathways and a variety of colourful flowers and shrubs.

A 18 x 14 (5.49m x 4.27m) summerhouse and shed is a great addition to the garden and an ideal covered seating area or a potential home gym, games room or work space for those with a home office need.

NEED TO KNOW

Services: Mains electricity & water are connected. Oil fired central heating. Septic tank drainage (adopted by South West Water)
Energy Performance Certificate (EPC): D - 65
Council Tax: Band B (£1,718.04 per annum)

AGENTS NOTE

The property is subject to a local occupancy restriction, relevant to properties sold with National Parks or Areas of Outstanding Natural Beauty. Acceptable applicants will need to have either lived or had their place of work within a National Park or Area of Outstanding Natural Beauty within the county of Devon for three years continuously preceding the purchase.

DIRECTIONS

From the Heywood Road roundabout in Bideford, proceed on the A39 towards Hartland & Bude. After approximately 9 miles turn right signposted for Woolfardisworthy (Woolsery). Continue on this road for approximately 1 mile until reaching the cross roads and turn left, where the property will be found after a short distance on the right hand side.





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