



BUCKS COTTAGE

BUCKS MILLS, BIDEFORD, DEVON, EX39 5DY

£650,000

Buck's Cottage is far more than a home; it is a rare opportunity to acquire a Grade II Listed cottage in one of North Devon's most magical coastal villages — a timeless retreat with enchanting gardens, exciting potential and an extraordinary coastal lifestyle.

Nestled within the enchanting cliffside hamlet of Buck's Mills, Buck's Cottage will be found steeped in character and quietly positioned in one of North Devon's most picturesque and unspoilt coastal settings. A short stroll from the secluded beach below, where the wooded valley opens to the Atlantic and views stretch towards Lundy Island, this is a home that captures the romance of coastal village life in every sense.

Approached through its glorious gardens, the cottage immediately conveys warmth and timeless appeal, but it is the gardens themselves that are undoubtedly one of the property's defining features. Slightly elevated from the lane and backing directly onto Woodland Trust land, they enjoy an exceptional sense of peace and seclusion, with the gentle sound of the nearby stream adding to the atmosphere of this truly special setting.

To the rear, an enclosed courtyard garden provides a sheltered and intimate space for outdoor dining and quiet relaxation, with patio areas softened by a profusion of flowering plants, shrubs and trees. From here there is access to the garage, driveway, a charming stone outbuilding/log store and the wider gardens beyond.

The principal gardens sweep gracefully around the side and front of the cottage, where areas of lawn are framed by mature planting, specimen trees and established shrubs, creating a wonderfully private and enchanting setting with glimpses of the sea in the distance. It is a garden made for both contemplation and family enjoyment. To the front, a driveway provides parking for two vehicles and leads to a single garage.





Inside, the accommodation is rich in atmosphere, with a wealth of period charm and beautifully proportioned rooms arranged for both family life and relaxed entertaining. A welcoming sitting room provides an inviting heart to the home, while a separate living room offers a second reception space, ideal for gathering with family and friends.

The kitchen dining room presents an exciting blank canvas, offering wonderful scope to be reimagined and crafted into a superb sociable hub — whether as a bespoke country kitchen or an elegant entertaining space suited to modern living.

To the first floor, the cottage continues to charm with four characterful bedrooms, offering versatile and well-balanced accommodation. There are two double bedrooms, a twin bedroom, and a single bedroom, ideal for family, guests or home working, all served by a family bathroom. Painted floorboards and period detailing further enhance the cottage's timeless appeal.

Beyond the cottage, the lifestyle on offer is every bit as compelling as the home itself. Footpaths lead down through the village to the beach and onto the South West Coast Path, with spectacular walks to Clovelly, Peppercombe and beyond. Days can be spent surfing, sailing, fishing or exploring nearby Appledore, Instow and the Tarka Trail, before returning to the peace and beauty of this hidden coastal haven.

NEED TO KNOW

Services: Mains electricity & water. Private drainage. Oil fired central heating.
Energy Performance Certificate (EPC): F (37)
Council Tax: Band D (£2,559.67 p/a) **What3Words:** lobbed.scout.rucksack





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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