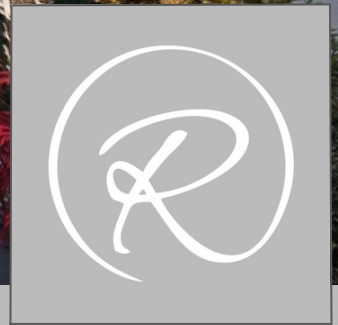




STONE LEIGH, 6A SOUTHCOTT ROAD,
BIDEFORD, DEVON, EX39 3NP

£725,000

An outstanding opportunity to acquire a stylish, flexible family home in one of North Devon's most sought-after areas.

Tucked away in a peaceful and highly desirable setting Stone Leigh is a spacious detached home that blends modern design with practical versatility. With five bedrooms, a beautifully landscaped west-facing garden, and a substantial multi-use outbuilding. Located within easy reach of Bideford town centre, Victoria Park, and a wealth of countryside walks, Stone Leigh strikes the perfect balance between tranquillity and modern convenience.

From the moment you arrive, the home makes a strong impression. A generous brick-paved driveway, set over two levels, provides ample parking for multiple vehicles and leads to both the main residence and the detached outbuilding. Secure gates open onto a stylish, low-maintenance front garden, enclosed by characterful stone walls that provide both privacy and kerb appeal.

Inside, the home is equally impressive. The light-filled Living Room is the heart of the property, with bi-fold doors that seamlessly connect the interior to the garden. This space flows effortlessly into the contemporary open-plan Kitchen and Dining Area, where a central island, integrated appliances, and modern finishes create an ideal setting for entertaining. A separate Utility Room enhances practicality, while solar panels integrated into the property reduce energy costs.

A flexible fifth Bedroom/Study and Cloakroom complete the ground floor, offering versatile accommodation options.





Upstairs, the Main Bedroom is a true retreat, featuring a vaulted ceiling, Juliet balcony, and a stylish En-suite bathroom. Bedroom Two also benefits from its own Juliet balcony overlooking the gardens, while two further bedrooms are served by a sleek Family Bathroom, offering plenty of space for family and guests alike.

The outdoor space is a highlight of this property. Facing west to catch the afternoon and evening sun, the garden has been thoughtfully landscaped into a series of terraces, seating areas, and a charming pergola - perfect for entertaining, relaxing, or simply enjoying the surrounding countryside views.

Adding further appeal, the substantial outbuilding offers endless possibilities. The ground floor provides a garage with an electric door and a dedicated workshop, while the first floor has been converted into a fully carpeted studio/office with Velux windows. With services nearby, it could easily be adapted into a home office, creative space, or even an Airbnb annexe.

NEED TO KNOW

Services: All mains services are connected. Solar panels.

Energy Performance Certificate (EPC): B (91)

Council Tax: Band E (£3,086.13)

What3Words: [dress.parade.cool](https://www.what3words.com/dress.parade.cool)





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