



**10 Mount Pleasant**  
Littleham | Bideford | EX39 5HW

**JAMES FLETCHER**

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**exp** UK

## 10 Mount Pleasant, Littleham

Enjoying an elevated position within the idyllic North Devon village of Littleham, this modern detached family home enjoys far-reaching views over rolling countryside. Offering well-planned accommodation, the property is immaculately presented throughout and boasts wonderful open-plan living along with off-road parking, a single garage and an impressive, landscaped garden to the rear, taking full advantage of the sun and surrounding countryside views. Ideal for a growing family or those looking for an easy to run property to downsize, this magnificent home is perfect for those seeking "The Good Life", with easy access to nearby facilities and the glorious North Devon coast.

Littleham is an idyllic North Devon village situated just 3 miles from Bideford and offers "The Crealock Arms" public house, The Milkiosk and a great community, centred around regular events held at the village hall and recreational ground. Just 15 mins from the beach, the village also offers easy access to the tourists hotspots of Appledore, Instow and Westward Ho!, whilst additional facilities, including Affinity Shopping Centre can be found at Bideford.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

Enjoying an elevated position within the idyllic North Devon village of Littleham, this modern detached family home enjoys far-reaching views over rolling countryside.

The property opens to an inviting hallway that welcomes you into the home, providing a convenient ground floor cloakroom, boiler room and stairs to the first floor. The hallway leads through to the open-plan kitchen/diner, which also opens to the lounge. The kitchen is well-fitted with a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include an eye-level double oven & hob with extractor over, fridge & freezer, dishwasher and washing machine, under-lighting, LED plinth lighting, opening to the dining area and door to outside. In addition, the spacious lounge enjoys a multi-fuel burner, far-reaching countryside views and a sun room to the rear.

The first floor landing opens to 3 bedrooms, two doubles and a large single/home office, and the family bathroom. The main bedroom offers a range of fitted wardrobes and countryside views at the front of the home, whilst the second bedroom overlooks the rear garden and fields to the rear, along with the third bedroom, which could also be utilised as a home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and a chrome heated towel rail.

## OUTSIDE & PARKING

The property enjoys a private driveway providing off-road parking and leading to the single garage. There are steps and ramped access to the front door, whilst the front garden offers a variety of mature plants and shrubs along with a raised patio area. There is side access to the rear garden, which is arguably one of the key features of the home. With no expense spared, the rear garden has been recently landscaped to provide a real haven. Immediately laid to patio, there are steps up to a terraced lawn with the upper terrace taking full advantage of the countryside views. Backing onto fields and bathed in sunshine, the garden is the perfect space to escape and unwind.

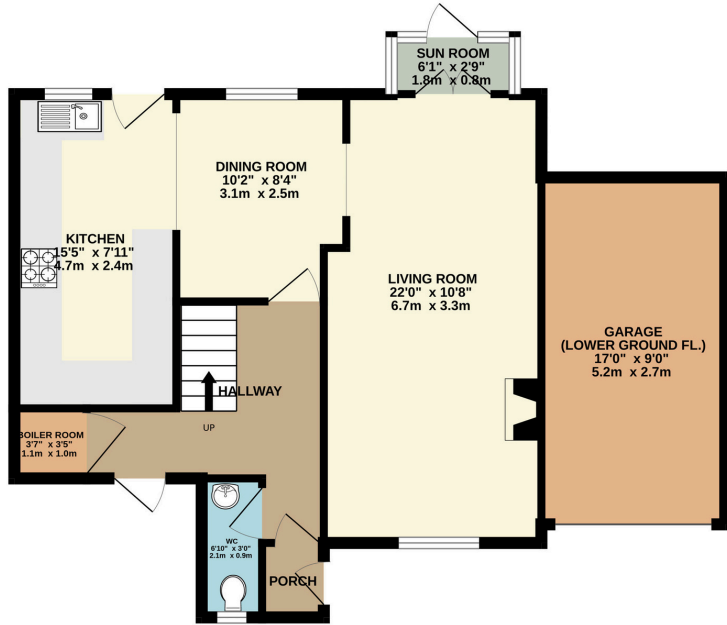
## VIEWINGS

By appointment only with the sole selling agent.

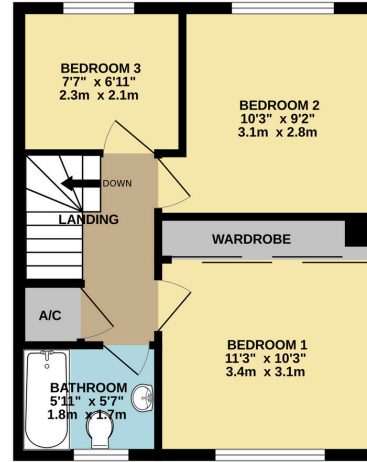




GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



10 MOUNT PLEASANT, LITTLEHAM

TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services:** Mains Electricity, Water & Drainage. Oil-fired central heating.

**Tenure:** Freehold

**EPC:** D

**Council Tax:** Band C

**Local Authority:** Torridge District Council

**Sellers Position:** Actively Looking For Their Next Home

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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