



2 Downmans Cottages, Westleigh

Nr Instow | EX39 4NL

JAMES FLETCHER

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2 Downmans Cottages

Perfectly-placed in the heart of the quintessential coastal village of Westleigh, just a short stroll from tranquil riverside walks and moments from Instow, this picture-perfect Grade II listed cottage is brimming with character and period features, and boasts a secret garden at the rear! Beyond the attractive façade and thatched roof, the cottage offers well-planned accommodation with the a fine blend of character features and modern fittings. Also enjoying a generous garden with river views and useful outbuildings - offering further potential subject to planning - the property is just the one for those looking for a beautiful period home close to the water with both village tranquillity and coastal charm - sold with no onward chain!

The property is well-positioned centrally within the quintessential North Devon village of Westleigh, which boast the popular pub The Westleigh Inn, and is close to the tourist hotspot of Instow. Instow lies on the estuary where the Taw and Torridge rivers meet. Enjoying views across to Appledore, the village is renowned for its laid-back atmosphere and sandy riverside beach, perfect for families and dog walkers alike. Home to the North Devon Yacht Club, popular local delicatessen and a number of award-winning restaurants, Instow is perfect for those seeking a waterside lifestyle and even enjoys a pedestrian ferry to Appledore in the summer months. The cottage is also within walking distance of The Tarka Trail, originally a railway line, the Tarka Trail now provides a network of walking and cycling paths, allowing visitors to explore the beauty of the North Devon countryside at their own pace. Close by and connected by a regular bus service are the coastal villages of Appledore, with it's charming maritime history, and Westward Ho!, boasting miles of golden sand and a "blue-flag" beach, perfect for surfers and families.

Also nearby is the historic port town of Bideford, which 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. The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, 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

Step through the front door into an inviting and spacious hallway, where the charm of this period cottage is immediately apparent. The hallway provides stairs to the first floor and a useful cloakroom, found under the stairs and fitted with a low-level W.C and wash basin. The accommodation then flows seamlessly into the sitting room, a generous reception room found at the front of the home with an attractive fireplace housing a woodburning stove, and a tiled floor surround. At the rear, the sitting room opens to a charming dining area which leads to the kitchen. The kitchen has been recently-fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink & drainer unit with drawers and cupboards below, a built-in oven and electric hob with an extractor hood over, a built-in fridge & freezer and an integrated washing machine, exposed stone wall feature and a stable door to outside.

Upstairs, the cottage opens to a bright landing which leads to 2 bedrooms and the shower room, along with a useful linen cupboard. The main bedroom is a large double room, whilst the second bedroom is a smaller double, and offers flexible accommodation for guests or as a home office - both provide built-in wardrobes and are found at the front of the home with a delightful outlook over the village. The shower room is well-equipped with a large shower, low-level W.C, wash basin and a heated towel rail.

In all, this charming cottage is truly a special home, perfect for those seeking a unique blend of character, comfort, and an enviable location just moments from the North Devon coast.

OUTSIDE

The cottage is approached at the front by a charming courtyard garden, laid for easy maintenance with crazy paving and a variety of plants and shrubs offering vibrancy and a pop of colour. Arguably the key feature is found at the rear - an impressive garden offering the perfect escape from the hustle & bustle. Accessed via a shared path running adjacent to the neighbouring cottage, the garden enjoys far-reaching river views. This wonderful space enjoys a generous lawned garden with mature natural boundaries, flower beds and borders. There are a couple of large outbuildings (Store 1 - 4.03m x 2.97m & Store 2 - 3.71m x 2.47m) providing useful storage or offering potential to convert to a studio, garden room or even an Air B&B, subject to the necessary planning consents. The perfect space for those with "green fingers", children & pets to explore or simply to relax and soak up the coastal scenery, the garden is a real hidden gem.

VIEWINGS

By appointment only with the sole selling agent.

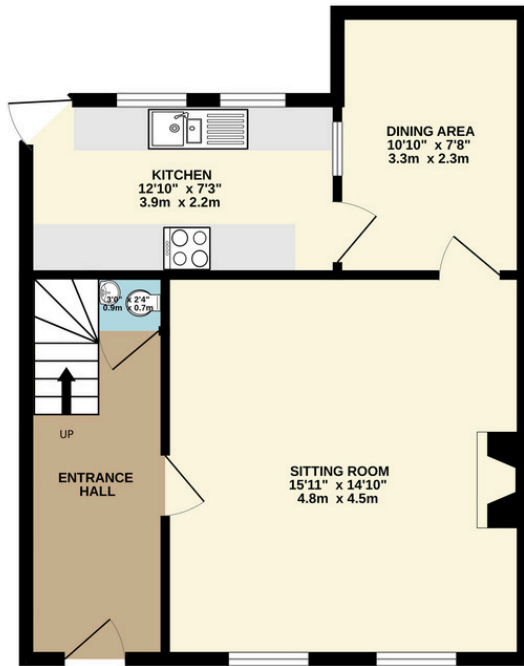




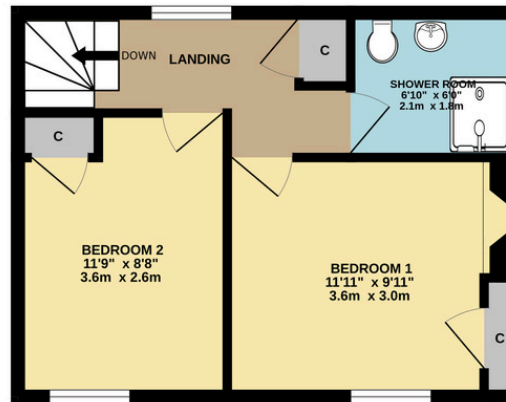
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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



- **Services:** Mains Electricity, Water & Drainage. Modern Rointe electric radiator heating.
- **Tenure:** Freehold
- **EPC:** E
- **Council Tax:** Band B
- **Local Authority:** North Devon District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DOWNMANS COTTAGES, WESTLEIGH, NR INSTOW

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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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. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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