



Oakleigh



**STAGS**



# Oakleigh

Ford & Fairy Cross, Bideford, EX39 5BU

Abbotsham/Coast 1.5 miles, Bideford 4.5 miles, Westward Ho! Beach 5 miles, Barnstaple 12.5 miles

Detached character residence together with a one-bedroom detached holiday let set within the heart of this unspoilt and traditional North Devon hamlet.

- Detached Period Home
- Popular hamlet location
- Off-road parking
- Freehold
- Detached Holiday Let
- South-facing gardens
- Short drive to coast and Bideford Town
- Council tax band D

## Guide Price £585,000

### SITUATION

The property enjoys the best of both worlds, being quietly tucked away, yet within easy driving distance of local amenities and the coast. Oakleigh is situated in a private and secluded setting in the small and sought after hamlet of Ford where properties rarely become available for sale. Ford is located approximately 4.5 miles away from the port and market town of Bideford and within easy access of the safe and sandy beach at Westward Ho! approximately 5 miles away and the rugged North Devon coastline, affording fantastic walks less than 2 miles away. The popular village of Abbotsham is approximately 1.5 miles away and benefits from a church, local thatched village inn and a renowned primary school. There is also access via Greenclyff to the South West Coast Path, which offers excellent walks with stunning vistas of the rugged North Devon coastline. The retail park, Affinity, is just a short 2 mile drive away and has an excellent range of well-known branded shops and factory outlets with supermarkets adjacent. Bideford town centre sits on the banks of the River Torridge offering a range of amenities including various shops, banks, butchers, bakeries, places of worship, pubs and restaurants, schooling for all ages (public and private) and supermarkets.

The regional centre of Barnstaple is approximately 12.5 miles away and offers all the areas main business, shopping and commercial venues. There is also a train station connecting to Exeter and road links to the A361 and M5 motorway at junction 27.





## DESCRIPTION

Oakleigh comprises an individual detached character residence together with a one-bedroom detached holiday let set within the heart of this unspoilt and traditional North Devon hamlet. We understand that the original core of the property dates from around 1900 and now offers tastefully modernised and well-presented accommodation arranged over three storeys. Externally the property benefits from off-road parking for both dwellings, stone-built workshop and a wonderful south-facing garden.

## ACCOMMODATION

Front door leads into the entrance hall with stairs to the first floor and access to the two reception rooms. The sitting room is dual aspect featuring a central wood burner with slate hearth, views to the front garden and French doors to the rear. The kitchen/dining room has space for a large dining table and offers a good range of higher and lower stylish modern units with slate worktops, Bosch double oven, Samsung induction hob with extractor above and a central island offering a great seating and worktop space. Ideal for a family or entertaining. The utility/boot room which includes space for coats, boots etc, tiled flooring, fitted units, oak worktops, space for white goods and door to the garden. On from here is a bathroom which comprises; WC, sink and corner bath with shower above.

On the first floor is two double bedrooms, a single bedroom/study and family bathroom which includes a double shower enclosure, WC, sink with vanity unit and storage cupboard. The second floor includes two additional bedrooms, both with exposed stone, wooden beams and Velux windows.

## SAWMILLS

Sawmills was converted from a period stone outbuilding by the current owners in 2018 to a wonderful contemporary one bedroom holiday let with a tiled roof and hardwood windows. The accommodation is flooded with natural light and enjoys French doors opening out to the private decking area, open plan kitchen/sitting room with fitted units, slate worktops, integrated Neff appliances and a double bedroom with ensuite shower room. This is currently being run as a proven successful holiday let.

## OUTSIDE

The property benefits from a private south-facing garden with an assortment of plants, shrubs and trees, gravelled walkways, decked seating area, wood/bin store and a garden shed and attached to the property is a useful stone workshop with slate roof. To the rear of the property is a gravelled seating area, an ideal spot to catch the evening sun.

Sawmills benefits from its own private decked area, is well-screened from the house and is separated from a slow running stream which gives both the house and holiday let privacy.

Gravelled off-road parking for both dwellings.

## PROPERTY INFORMATION

Mains drainage, water and electric.

House- Oil fired central heating.

Sawmills- Air source heat pump.

Broadband speed of 300mb. (1000mb available)

House- painted rendered elevations with a slate roof.

Sawmills- Stone construction with a tiled roof.


According to Ofcom, mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		23	98
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

Approximate Area = 1337 sq ft / 124.2 sq m  
Limited Use Area(s) = 314 sq ft / 29.1 sq m  
Sawmills = 360 sq ft / 33.4 sq m  
Outbuilding = 103 sq ft / 9.5 sq m  
Total = 2114 sq ft / 196.2 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1164482