



Mulberry Cottage



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Westleigh, Bideford, EX39 4NP

Instow/Beach 1.5 miles, Bideford 2.5 miles, Barnstaple 9 miles

**A beautifully presented Grade II Listed traditional Devon cottage with impressive gardens and views of the estuary.**

- Detached
- Two reception rooms
- Sought after village location
- Freehold
- Four bedrooms
- Impressive south facing gardens
- Views of the estuary, Appledore and beyond.
- Council tax band F

**Guide Price £850,000**

## SITUATION

Westleigh is a picturesque pretty village equidistant between Bideford and Instow surrounded by rolling countryside raised above the river Torridge. Westleigh has a renowned village pub with sunny beer garden and children's play area that enjoys a waterside view. There is a church, active village hall and is home to the famous Tapley Park, a Grade II Listed estate with gardens open to the public. Westleigh is within easy reach of the Tarka Trail which affords excellent walks with superb cycle rides and (1.5 miles) from the sandy beach at Instow and all of the amenities that this highly popular village has to offer. These include a hotel, local shop, café, delicatessen, galleries, various public houses, restaurants, primary school, church and sailing club.

The port and market town of Bideford sits on the banks of the River Torridge and offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The regional centre of Barnstaple is approximately 9 miles away and offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361 which connects to the motorway network via Junction 27 of the M5 or via rail and the Tarka Line.



## DESCRIPTION

Mulberry Cottage is a beautifully-presented Grade II Listed traditional Devon cottage that we understand dates from the 16th century. The property features attractive rendered elevations to complement its thatched roof, while inside the property offers two reception rooms, kitchen/diner, utility room, study, two bathrooms and four bedrooms with plenty of characterful features blended seamlessly with elegant and modern fittings. The cottage benefits from extensive parking, garage and a wonderful south-facing and extremely private garden which has been a labour of love for the current owners.

## ACCOMMODATION

The two reception rooms are both dual aspect, located to the front of the house and at either side of the reception hall, each enjoying exposed beams overhead and inglenook fireplaces housing wood burning stoves. The living room presents flagstone flooring, a window seat and leads into the utility room which includes tiled flooring, fitted units with solid wood worktops, inset Belfast sink, plumbing for white goods, space for coats/boots etc and access into the garden. To the back of this is the useful office/study.

The sitting room includes oak flooring and is a wonderful space with views to the garden. From here is access into the kitchen/diner where shaker-style cabinetry has been introduced with plenty of beech worktops, integrated dishwasher, Belfast sink and electric oven. This triple-aspect room sees an abundance of sunlight for much of the day and is a charming spot with views of and access to the garden and to the pantry.

There is also a downstairs WC in the entrance hall.

On the first floor, there are four bedrooms framed by exposed beams. The principal bedroom has an en suite shower room and enjoys fine estuary views. The second bedroom is dual aspect and benefits from views of the garden. Bedroom four also enjoys estuary views. The family bathroom has been tastefully finished and includes a roll top bath, double shower enclosure, WC and sink.

## OUTSIDE

The gardens to the property are delightful and complement the house tremendously well. Created with a traditional English cottage style in mind, they include lawn gardens, an assortment of plants, shrubs, trees and fruit trees, multiple areas for seating and a secluded patio terrace which has been finished with limestone tiles and has direct access to the kitchen/diner - perfect for alfresco dining. There are also raised beds, access to the garage and stone outbuildings mainly used for storage. The garden is extremely private and backs onto open countryside.

To the front is a gated gravelled driveway providing parking for multiple vehicles, a small front garden and double garage with up and over door.

## PROPERTY INFORMATION

Mains water, gas, electric and drainage.

Gas central heating.

Mainly stone construction.

Thatched roof.

Grade II listed.

According to Ofcom, Superfast broadband is available at the property and outdoor mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

Please be advised that the current owners have extended the use of their garden to an 'allotment' which is licensed by Christie Estates. This is solely used by the current owners and cannot be accessed by anybody else. For more information please contact the selling agent.



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			
(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			
		52	75
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2294 sq ft / 213.1 sq m  
 Garage = 316 sq ft / 29.3 sq m  
 Outbuildings = 123 sq ft / 11.4 sq m  
 Total = 2733 sq ft / 253.8 sq m

For identification only - Not to scale

**First Floor**

**Outbuilding 1 / 3**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1168919