



Stags Rest



**STAGS**



# Stags Rest

2 New Buildings, Monkleigh, Bideford, EX39 5JY

Great Torrington 3 miles, Bideford 4 miles, Westward Ho! and Instow beach 7 miles, Barnstaple 13 miles, Exeter 44 miles.

An immaculate, two bedroom mid-terraced cottage within the heart of the village.

- Heart of the popular North Devon village of Monkleigh
- Immaculately presented throughout
- Far reaching views over the surrounding countryside
- Ideal as a permanent residence or holiday home/let
- Freehold
- Two double bedroom terraced cottage
- Well maintained rear garden
- Character features
- Recently installed Calor gas fired boiler
- Council tax band D

Guide Price £275,000

## SITUATION

Stags Rest is situated in the heart of the popular village of Monkleigh, conveniently located between the market towns of Great Torrington and Bideford. The village itself has a range of local amenities including a church, garage, primary school and pub. The historic town of Torrington is approximately 3 miles away and offers an excellent range of amenities including a bank, two supermarkets, primary and secondary schooling. There is also an excellent range of leisure pursuits including countryside walks, nine hole golf course and a swimming pool.

Bideford around 4 miles away sits on the banks of the River Torridge, the town offers a wider range of amenities including banks, butchers, bakeries, cafes, various shopping facilities, pubs, restaurants, five supermarkets, places of worship and schooling for all ages. The safe sandy beach at Westward Ho! is located a further 3 miles away and just along is Northam Burrows Country Park and the Royal North Devon Golf Club. The regional centre of Barnstaple is approximately 13 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 which connects the motorway network at Junction 27 of the M5.





## DESCRIPTION

Set in the heart of the ever-popular North Devon village of Monkleigh, this beautifully presented two double bedroom terraced cottage offers the perfect blend of charm and modern comfort. Just a short stroll from the village pub and the well-regarded primary school, the property is ideally located for those seeking a peaceful village lifestyle with strong community ties. Immaculately maintained throughout, the home boasts a wealth of character features, making it equally suited as a full-time residence or a holiday home/let. A recently installed Calor gas fired boiler adds to the convenience and efficiency of this delightful cottage.

## ACCOMMODATION

Internally, the property is tastefully decorated and thoughtfully arranged to maximise space and light. The accommodation comprises two spacious double bedrooms, a welcoming living area rich with period charm, and a well-appointed kitchen and bathroom. Traditional features have been lovingly preserved and enhanced, offering a warm and inviting atmosphere throughout.

## OUTSIDE

To the rear, the property enjoys a well-maintained garden, perfect for relaxing or entertaining, with far-reaching views across the surrounding countryside. This private outdoor space provides a tranquil escape and a wonderful opportunity to enjoy the peaceful rural setting.

## PROPERTY INFORMATION

Calor bottled gas fired central heating.  
Mains water, electric and drainage.

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

what3words ///finishers.roost.internal





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) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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