



Fred Bear Cottage





# Fred Bear Cottage

Woodtown, Bideford, EX39 5BZ

Abbotsham 1.5 miles, Bideford 4 miles, Clovelly 8.3 miles,  
Barnstaple 12.5 miles

A charming four-bedroom cottage in a peaceful rural hamlet, offering spacious living, stunning countryside views and beautiful gardens - an ideal lifestyle escape in North Devon.

- Four-bedroom character cottage over three floors
- Peaceful rural hamlet location
- Wood-burning stoves and period features
- New kitchen with island and garden views
- Versatile study/fourth bedroom
- Landscaped garden with summer house
- Double garage with conversion potential
- Countryside views and off-road parking
- Freehold
- Council tax band D

Guide Price £550,000

### SITUATION

The property enjoys the best of both worlds, being set within a quiet and unspoilt hamlet with its nearby parish church and village hall, amidst a back drop of rolling countryside, yet within easy reach of a bustling town centre with amenities. The hamlet of Woodtown is located approximately 4 miles away from Bideford and within easy reach of the many beautiful beaches that North Devon has to offer. The popular nearby village of Abbotsham benefits from having a local thatched village Inn (serving food) as well as a renowned highly rated primary school, which the property is within catchment of. The rugged North Devon coast, affording fantastic walks, can be reached by foot in around 3 miles at Peppercombe with the Coach and Horses Pub on route. There is also access via Greycliff (Abbotsham) to the South West Coast Path. The nearby retail park (around 2.5 miles away) has an excellent range of well known branded shops, factory outlets, supermarkets and cafes. Bideford has a wider range of amenities including various independent shops, banks, butchers, bakeries, the excellent Burton Art Gallery with French restaurant, pubs and restaurants, schooling for all ages (public and private) and five supermarkets. Further afield, Barnstaple offers all the areas main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).

### DESCRIPTION

Occupying a tranquil position within the picturesque hamlet of Woodtown, North Devon, this beautifully presented four-bedroom character cottage offers spacious and versatile accommodation arranged over three floors. Boasting far-reaching countryside views, a delightful rear garden, and a double garage with conversion potential, the property represents an ideal opportunity for those seeking a peaceful rural lifestyle.

Combining period charm with tasteful modern enhancements, this attractive family home features two wood-burning stoves, a contemporary kitchen, and a charming blend of living and working spaces, making it equally suited as a full-time residence or a country retreat. An additional vegetable garden with raised beds, currently rented from a neighbouring landowner, offers further appeal for those with horticultural interests. This is certainly a property which needs to be viewed to be fully appreciated.





**ACCOMMODATION**

The property is entered via a porch with a traditional wooden front door, which opens into a welcoming dining room. This cosy space is centred around a striking fireplace with wood-burning stove and provides access to both the study and the breakfast room with stairs rising to the first floor.

The study provides a quiet and practical space for home working but could equally serve as a single bedroom, if required. The breakfast room enjoys pleasant views over the rear garden and features a breakfast bar area. It offers direct access to the large kitchen, utility/cloakroom, and garden. The newly installed kitchen is finished to an excellent standard, comprising stylish worktops, a range of matching wall and base units, and integrated appliances including a double oven, five-ring electric hob and a double drawer dishwasher. A central solid oak island adds both practicality and character, while a 1.5 bowl sink and space for a fridge/freezer complete the offering.

On the first floor is a spacious and light-filled dual-aspect sitting room, enjoying superb views across the surrounding countryside. Doors from this room lead to Bedroom 3 which is currently used as a second study, and an inner hallway. The principal bedroom is accessed via the hallway and features a charming character fireplace with inset wood-burning stove, along with further stunning rural views. A contemporary three-piece shower room suite lies adjacent.

A staircase rises to the second floor, where a generous loft room serves as a fourth double bedroom with eaves storage to both sides-ideal as guest accommodation.

**OUTSIDE**

The beautifully maintained rear garden is a particular feature of the property, beginning with a paved terraced seating area with summer house, accessible from the breakfast room. A gently sloping path leads through colourful borders and lawned areas, culminating in a greenhouse, wood shed and garage.

The detached double garage/workshop provides useful and extensive storage or parking and offers excellent scope for conversion to ancillary accommodation (subject to necessary consents). It also benefits from a wood burner. Plans for such a conversion have already been drawn up by the current vendors. In addition, the property benefits from dedicated off-road parking for two vehicles defined by covenant.

**PROPERTY INFORMATION**

Oil fired central heating (new exterior Grant combi boiler)  
Mains drainage, water and electric.  
According to Ofcom, Ultrafast 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 - ///glorified.wedge.spindles





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.

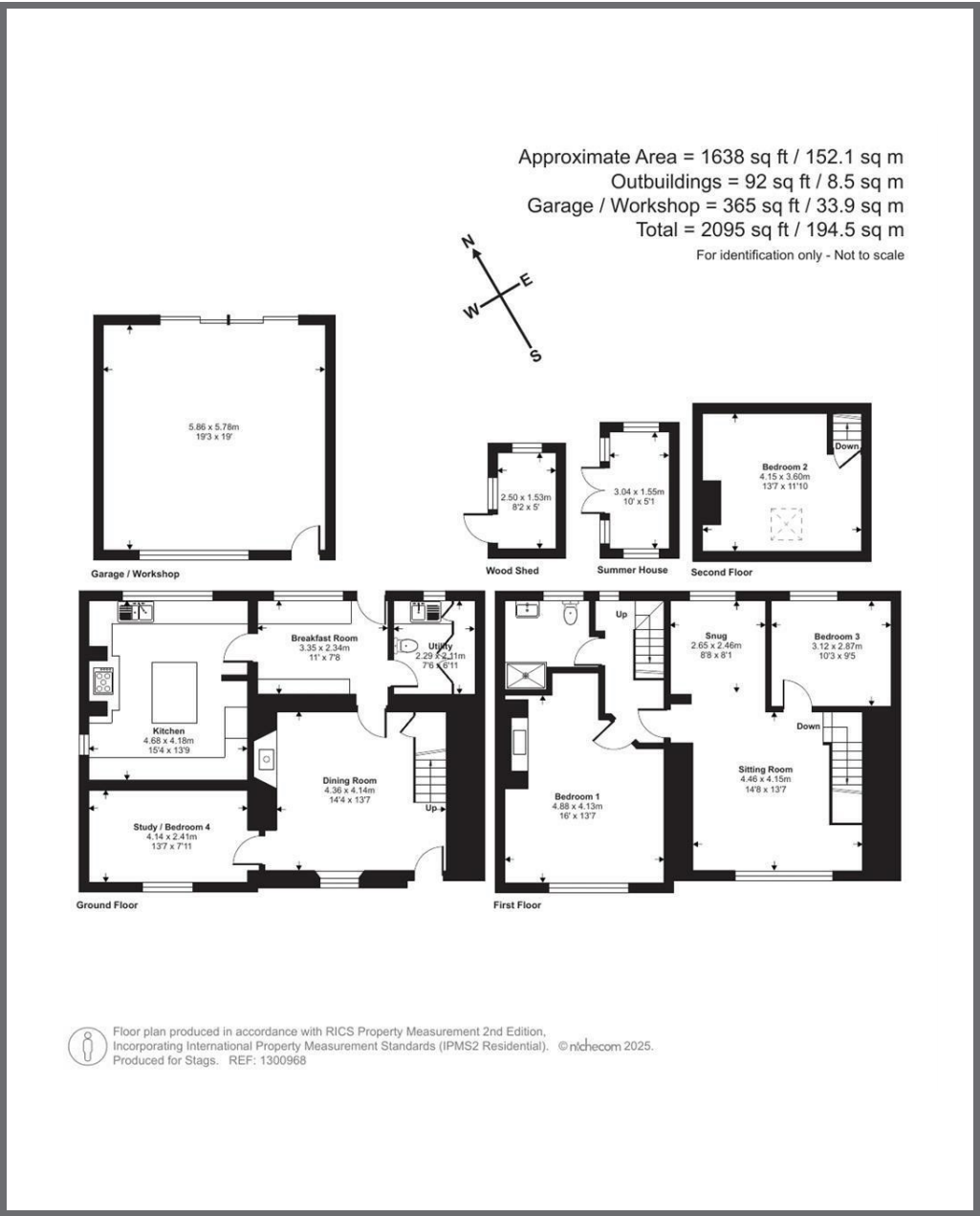


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>62</b>	<b>78</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Stags. REF: 1300968