



Bearhaine







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Monkleigh, Bideford, Devon, EX39 5LE

Monkleigh 1 mile, Great Torrington 3.3 miles, Bideford 5 miles, Westward Ho! 8 miles, Barnstaple 14.7 miles

A beautifully presented four-bedroom character home set in approximately 14 acres, offering versatile accommodation and a detached one-bedroom annexe, located just over a mile from the village of Monkleigh.

- Secluded setting with no nearby neighbours
- Characterful and flexible accommodation
- Peaceful rural location with easy access to amenities
- Beautiful grounds of approx. 14 acres
- Freehold
- Four bedrooms, three receptions, two bathrooms
- Detached one-bedroom cottage with strong income potential
- Planning approved for barn conversion
- Oak-framed triple bay garage with studio above
- Council tax band G

Guide Price £1,250,000

Stags Bideford

4 The Quay, Bideford, Devon, EX39 2HW
01237 425030 | bideford@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Bearhaine is situated on the outskirts of the popular village of Monkleigh which is conveniently located between the market towns of Great Torrington and Bideford. Monkleigh has a range of local amenities including a church, garage, popular primary school and pub which serves food. The historic town of Great Torrington offers a range of amenities including two supermarkets, primary and secondary school, RHS Rosemoor and the renowned Plough Arts Centre which combines theatre and cinema with an art gallery. There is also a nine hole golf course, a variety of countryside walks and a swimming pool. Bideford has a wider range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, schooling for all ages (public and private) and five supermarkets. Westward Ho!, just 8 miles away has a three mile long sandy, surfing beach and adjoins the Royal North Devon Golf Club, the oldest links course in England. From here there is access to the South West Coast Path which affords excellent walks with stunning vistas of the rugged North Devon coastline. 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).

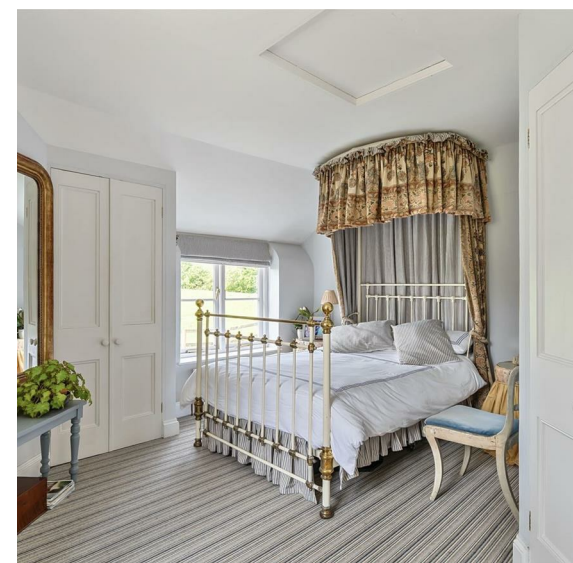
DESCRIPTION

A four-bedroom character residence set in approximately 14 acres, enjoying complete privacy with no near neighbours. Offering beautifully presented and flexible accommodation, the property blends period charm with modern comfort and includes a detached one-bedroom annexe currently used as a successful holiday let. Sympathetically enhanced by the current owners, this exceptional home is ideally suited to multigenerational living, income potential, or further development.

ACCOMMODATION

The main house features four bedrooms, three reception rooms, and two bathrooms, with a spacious and atmospheric kitchen/breakfast room showcasing vaulted ceilings, exposed A-frames, and original features. Living areas include a snug, sitting room with inglenook fireplaces, and an original kitchen with views over the garden and stream. Upstairs, the principal bedroom suite is split-level with far-reaching countryside views. Additional bedrooms offer character and functionality, with a mix of built-in storage and original beams.

The separate one-bedroom annexe, known as The Byre, is a striking conversion with a vaulted ceiling, mezzanine study, and generous open-plan living space - currently used as a successful holiday let.





OUTSIDE

Accessed via a sweeping private driveway through stone pillars, the property includes extensive parking and a triple bay oak-framed garage with a studio above - perfect for creative use, a home office use or stabling for equestrian use. A central Mediterranean-style courtyard provides a peaceful retreat with abundant planting and covered seating. Surrounding gardens are beautifully landscaped, with mature trees, colourful borders, and multiple seating areas.

A detached stone barn, currently used as a workshop, benefits from planning permission to convert into a two-bedroom dwelling with spectacular countryside views (Ref: E064 22 301a). This also offers business potential. Adjacent is a timber deck ideal for outdoor entertaining. The land includes paddocks, woodland with wildlife, and a pretty stream crossed by two footbridges - all contributing to the exceptional tranquillity and natural beauty of the setting.

PROPERTY INFORMATION

Mains water and electric.

Oil fired central heating to the house.

Electric heating to the cottage.

Private drainage (septic tank).

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

What3words – [///shrimps.relative.outbursts](https://www.what3words.com/)



Approximate Area = 2990 sq ft / 277.7 sq m

The Byre = 733 sq ft / 68 sq m

Outbuilding = 1261 sq ft / 117.1 sq m

Total = 4984 sq ft / 462.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1295298



STAGS

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 