



Ivy & Walters Cottage
Westleigh, Bideford, EX39 4NN

Guide Price: £447,000

A charming and interesting Grade II listed, 3 to 4 bedroom period cottage, sympathetically upgraded and tastefully styled throughout, benefiting from Estuary glimpses, substantial parking & within a sought after location. This cottage which is within a short stroll of the popular village pub, has been used as a popular holiday let and would also make an ideal full-time home.

NO CHAIN

Set within the picturesque village of Westleigh nestled between Bideford, Instow and the River Torridge. Due to the envious position of the cottage, it allows easy access to a renowned village pub, church and Tarka Trail. With the famous Tapley Park being a short journey away, this Estate with expansive gardens of which are open to the public to explore. Bideford itself, famous as a port, offering a rich history and amenities such as banks, supermarkets, fuel stations, pubs and restaurants all on the edge of the River Torridge.



General Features: Dating back to the 17th century, extended in the 19th and then lovingly updated in its more recent years, Ivy & Walters Cottage boasts great history. This virtually detached property is connected by a single corner to its neighbouring property and benefits from owning a strip of land to the left of the property allowing for extensive parking.

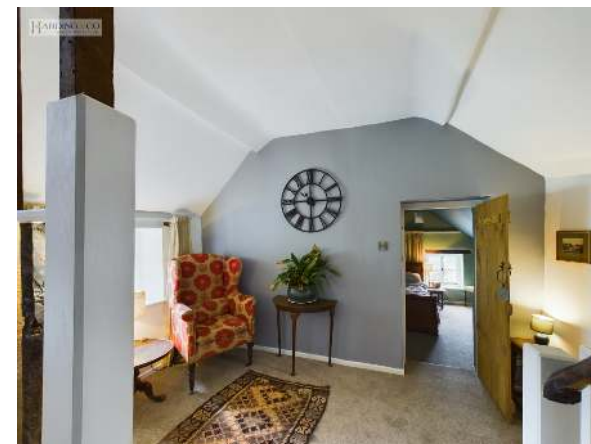
Outside: The property has a walled garden that wraps around the property, offering an elevated seating area where glimpses of the River Torridge can be seen, plus two areas for outside dining and access to the rear lane in which parking is available for several vehicles.

Services: All mains services connected, Gas CH.

Energy Performance Certificate: B

Council Tax Banding: D

Directions: Leaving our Bideford Office, follow Bridgeland Street towards the Quay and turn left. Continue towards the Heywood roundabout, passing Rydon Garage. Once you have reached the roundabout, take the third exit to continue over the Bridge towards the traffic lights. Before the traffic lights, follow the road to the left and head towards the following roundabout. Then take the second exit heading towards Instow. Take the next right signposted Westleigh. As you enter, follow the road to the left, climbing the hill as you do. The cottage can be found just after the left junction, clearly displayed with the Harding & Co For Sale Board.





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Approximate total area⁽¹⁾

111.76 m²
1203.02 ft²

Reduced headroom

1.73 m²
18.61 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

