



3 Edge Mill Cottage  
Littleham, Bideford, Devon EX39 5HQ

Price Guide £260,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming character mid terrace property with two large bedrooms, lovely sitting room with open fire, spacious kitchen/breakfast room plus a super conservatory at the rear overlooking the pretty garden. The lovely stone cottage is situated on the edge of the popular village of Littleham and benefits from a picturesque rolling hill backdrop with the River Yeo close by, which can be enjoyed from its sunny rear garden. There is also parking for 2 vehicles. No Chain

An ideal home or holiday let.

The property is situated only a 5 minute drive from Bideford and close to the traditional Devon village of Littleham (1 mile away) which offers a range of social activities at its village hall and the village inn – which serves food. Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles.

#### **Externally:**

To the rear of the cottage is an attractive south facing garden, extremely well stocked with pretty flowers, bushes and mature planting. There is a delightful view across the valley and a patio area to enjoy.

#### **Parking:**

Space for 2 vehicles close to the property.

#### **Tenure:**

Freehold

#### **Services:**

Mains electricity, water and private drainage.

#### **Council Tax Band: A**

#### **Energy Performance Rating: F**

#### **Directions**

From Bideford proceed towards Torrington, upon reaching the mini roundabout take the first exit along New Road and take the 2<sup>nd</sup> right hand turning after approximately  $\frac{3}{4}$  mile signposted to Littleham 2 miles. Continue along this road and the property can be found on the left hand side.





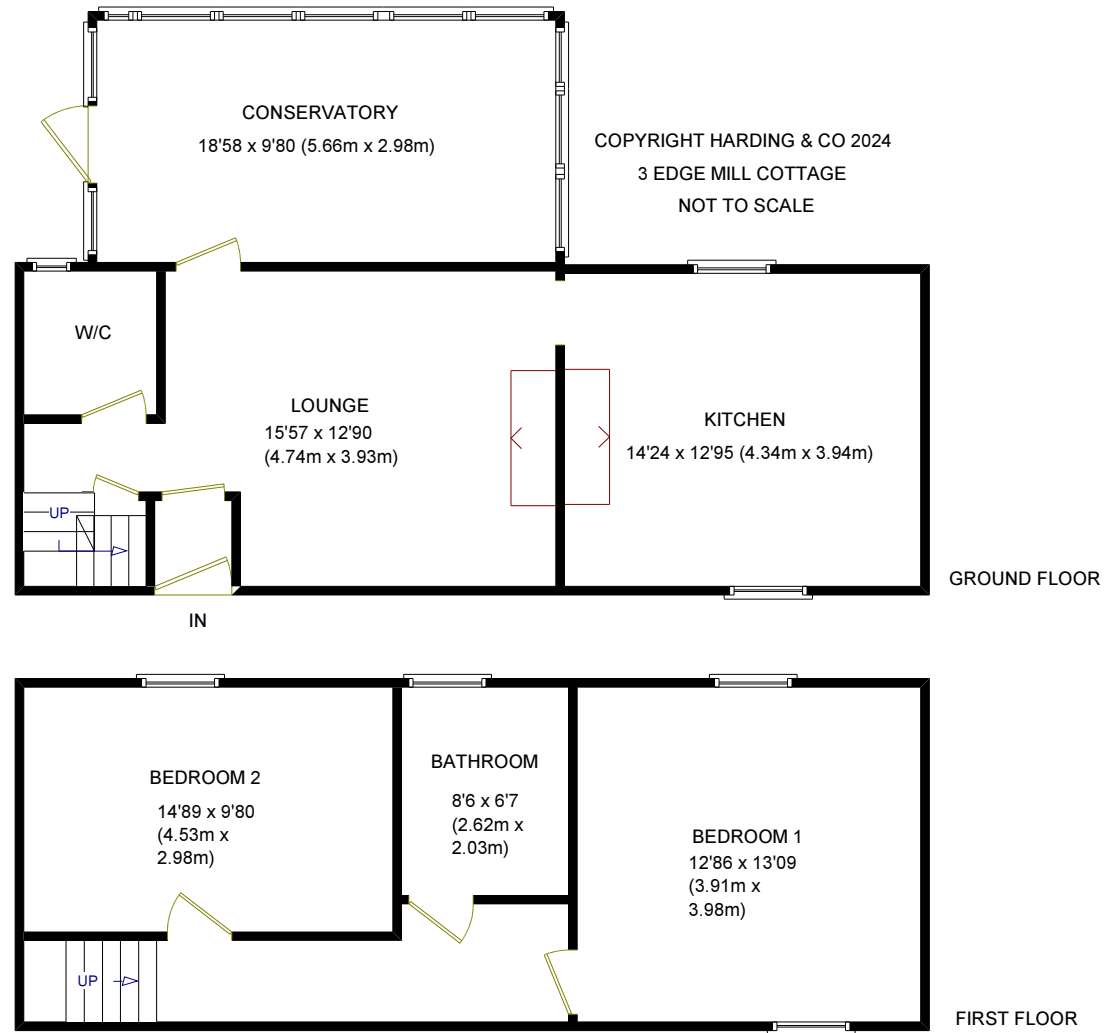
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will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

