



Honeysuckle Cottage
Westleigh, Bideford, EX39 4NL

Guide Price: £565,000

HARDING & CO
ESTATE AGENTS & VALUERS

A charming and immaculately presented attached cottage situated in a commanding position within the heart of the small village of Westleigh which lies just off the banks of the river Torridge enjoying far reaching views towards the estuary. The cottage is believed to date back over 200 years with later additions and is the former village post office – it provides superb accommodation including four excellent bedrooms including 2 en suite facilities, four reception rooms including a beautiful dining room with a view to the water, a fitted kitchen, bathroom and a cloakroom plus a lovely enclosed garden with a view.

The property has been sympathetically upgraded and maintained by its current owners whilst it still retains many period features including 2 inglenook fireplaces and exposed ceiling timbers and the principal rooms have estuary views.

The outside space is of particular note and is a delightful, fully enclosed space with an estuary view, laid with beautiful flagstones and raised beds – a perfect area to sit and dine in the afternoon and evening sun. The garden incorporates a space which was previously used as a garage and could easily be reinstated as off road parking.



The Village: Set within the picturesque village of Westleigh, which is 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.

Services: All mains' services connected, Gas CH.

Energy Performance Certificate: TBC

Council Tax Banding: C North Devon District Council

Directions: Continue out of Bideford 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 Westleigh Inn, clearly displayed with the Harding & Co For Sale Board.





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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



Approximate total area[®]
133.09 m²
1432.57 ft²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

