



Honeysuckle Cottage
Westleigh | EX39 4NL

JAMES FLETCHER
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Honeysuckle Cottage

Set in the heart of the quintessential North Devon village of Westleigh, and commanding glorious views of the estuary, this beautiful cottage epitomises the North Devon lifestyle. Steeped in history and formerly the village Post Office, Honeysuckle Cottage now offers spacious and well-planned accommodation that oozes with a wealth of attractive character features, all immaculately presented throughout. With an easy garden and scope to create parking, subject to permissions, the property enjoys a quiet village position whilst also being just a 'stone's throw' from the coast, enjoying the best of both coastal and countryside living. With B&B potential too, the property is perfect for those seeking a captivating character home, a charming holiday retreat or a lifestyle change in North Devon.

The property is well-positioned centrally within the quintessential North Devon village of Westleigh, which boasts the popular pub The Westleigh Inn, and is close to the tourist hotspot of Instow. Instow lies on the estuary where the Taw and Torridge rivers meet. Enjoying views across to Appledore, the village is renowned for its laid-back atmosphere and sandy riverside beach, perfect for families and dog walkers alike. Home to the North Devon Yacht Club, popular local delicatessen and a number of award-winning restaurants, Instow is perfect for those seeking a waterside lifestyle and even enjoys a pedestrian ferry to Appledore in the summer months.

The cottage is also within walking distance of The Tarka Trail, originally a railway line, the Tarka Trail now provides a network of walking and cycling paths, allowing visitors to explore the beauty of the North Devon countryside at their own pace. Close by and connected by a regular bus service are the coastal villages of Appledore, with its charming maritime history, and Westward Ho!, boasting miles of golden sand and a "blue-flag" beach, perfect for surfers and families.

Also nearby is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, the cottage opens to an inviting entrance hall, with wonderful history immediately evident with attractive parquet flooring that runs throughout the lounge and sitting room too. On one side, the cosy lounge enjoys an attractive inglenook fireplace housing a wood-burning stove along with ceiling beams, wooden wall panelling detail and a window seat. The lounge is also open to the kitchen, creating a wonderful social space, perfect for entertaining. The second sitting room also enjoys an inglenook fireplace with a wood-burning stove, ceiling beams and a window seat, making for an excellent day room to unwind with a good book. At the rear of the home, the stylish 'shaker style' kitchen is well-fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below & matching wall units over, space for a large 'Range'-style cooker, a built-in microwave & dishwasher, space for an undercounter fridge, space & plumbing for a washing machine and an outlook over the garden. In addition, there is an adaptable dining room with a gas fire and a bay window with a far-reaching view of the estuary, perfectly framing the water. The ground floor also offers a convenient office/boot room with useful storage and a door to outside, a ground floor cloakroom, fitted with a W.C and wash basin, and an inner hallway providing stairs to the first floor along with a stable door to the rear garden.

Stairs to the first floor rise to a generous landing, opening to 4 double bedrooms, the family bathroom, a separate cloakroom and a useful linen cupboard. The main bedroom is found at the front of the home and enjoys a dual aspect with views to the estuary, a built-in wardrobe and an ensuite, fitted with a shower, low-level W.C and a wash basin. Bedroom 2 also enjoys a built-in wardrobe and an ensuite, fitted with a shower, low-level W.C and wash basin. Two further double bedrooms both feature built-in wardrobes with bedroom 3 also enjoying a bay window with a wonderful window seat enjoying far-reaching views of the estuary, and onto rolling countryside too. The main bathroom is fitted with a white suite comprising a bath with shower over and a wash basin, whilst the separate cloakroom is fitted with a W.C and a wash basin.

In all, this captivating home is a real piece of history, brimming with beautiful character features and commanding tranquil estuary views in the heart of the village.

OUTSIDE & PARKING

The property is approached at the front by a convenient covered storm porch with a bench seat leading to the front door. There is useful side access to the rear garden which has been thoughtfully landscaped with flagstone tiles and attractive flower beds & borders, well-stocked with a variety of plants and shrubs providing a splash of colour. The garden provides a peaceful retreat at the rear of home. In addition, there are double gates leading to a level gravelled area, formerly a garage for the property (4.68m x 2.53m). It is felt that this area could be adapted and utilised to provide off-road parking, subject to any necessary consents. There is also a stone built store just across the lane, perfect for bikes, surfboards and tools (3.45m x 1.55m).

HOLIDAY LET POTENTIAL

The Cottage would make for a perfect second home or holiday let. For details on how the property could perform, please speak to the agent.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

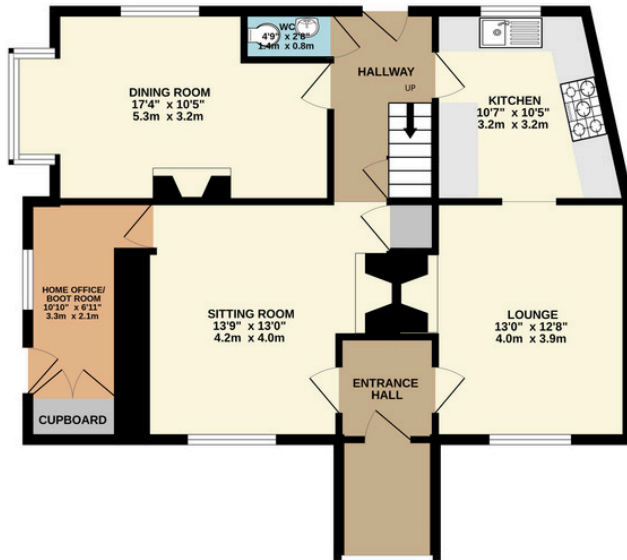




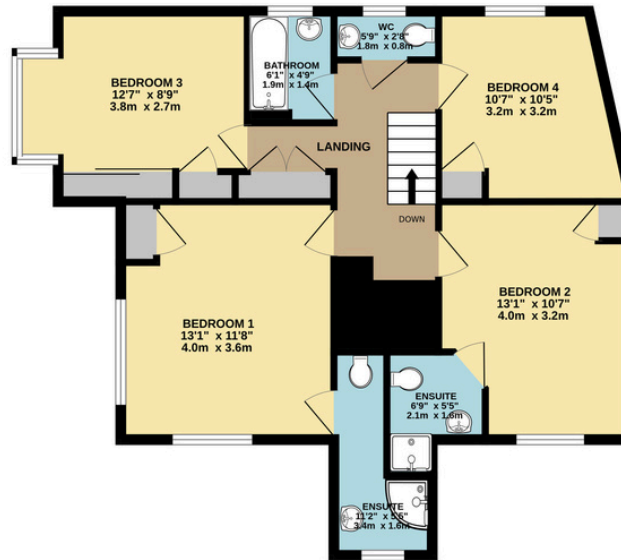




GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



HONEYSUCKLE COTTAGE, WESTLEIGH

TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** All mains connected. Gas-fired radiator central heating.
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band C
- **Local Authority:** North Devon District Council.
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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