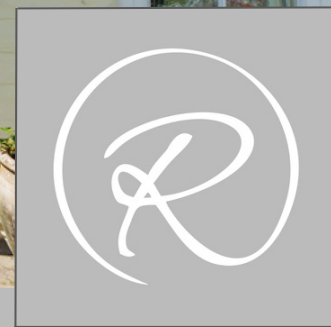




WELL COTTAGE
WESTLEIGH, BIDEFORD, DEVON, EX39 4NN

£549,950

Nestled in the heart of the sought-after village of Westleigh, Well Cottage is an enchanting Grade II listed, semi-detached thatched home, effortlessly blending period charm with stylish modern comfort.

Beautifully presented and thoughtfully renovated by the current owners, this captivating cottage offers warmth, character and versatility in equal measure.

The ground floor welcomes you into a cosy lounge centred around a characterful inglenook fireplace — a wonderfully atmospheric space, perfect for quieter evenings. From here, the home opens into the true hub of the property: a superb modern kitchen and dining room. Designed for both everyday living and entertaining, this light-filled space is complemented by a separate office area and a sleek, well-appointed utility room with built-in appliances.

Completing the ground floor is a generous third bedroom overlooking the rear garden — ideal as a guest room, additional reception space or ground-floor accommodation.

Upstairs, the first floor continues to impress. The principal bedroom is a true showstopper, boasting a dramatic vaulted ceiling with exposed beams and a beautifully appointed contemporary en-suite featuring a freestanding roll-top bath — a luxurious retreat within this charming cottage setting.

The guest bedroom offers space for a small double and benefits from stairs rising to a useful mezzanine level, perfect for additional storage or an occasional sleeping area, adding further flexibility.

A cleverly designed modern shower room completes the first floor, thoughtfully crafted to maximise the space while remaining in keeping with the fabric and character of the building.





Outside, the attractive cottage garden provides a delightful extension of the home. A patio area creates the perfect spot for al fresco dining, while a small pond, vibrant flowers and established shrubs add colour and tranquillity. A lawned area enhances the sense of space, and the garden room — complete with power — offers an ideal retreat, whether used as a reading room, hobby space, garden bar or peaceful escape. A separate workshop shed provides valuable additional storage for tools and equipment.

LOCATION

Westleigh itself enjoys a strong sense of community, with its winding lanes and closely clustered cottages creating a quintessential village atmosphere. At its heart sits the popular Westleigh Inn, renowned locally for its excellent food, welcoming environment and outdoor seating.

Just a short distance away lies the coastal village of Instow, where sandy beaches, charming pubs, cafés and waterside walks await. The nearby Tarka Trail offers miles of scenic cycling and walking routes, while the towns of Bideford and Barnstaple provide everyday amenities within easy reach.

Well Cottage represents a wonderful opportunity to acquire a beautifully restored thatched home in a thriving North Devon village — offering character, comfort and coastal lifestyle in one truly special setting.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): D (58)
Council Tax: Band C (£2,183.66 per annum)

What3Words: dabbled.scrubber.dove





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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