



Penny Delight, 6 Mount Pleasant

Littleham | EX39 5HW

JAMES FLETCHER

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Penny Delight, 6 Mount Pleasant, Littleham

Well-positioned within the quintessential North Devon village of Littleham, this charming 2/3 bedroom end-terrace cottage is the epitome of cosy countryside living. Oozing with attractive character features and enjoying comfortable accommodation, all well-presented throughout, this impressive home also offers off-road parking, a large garage/workshop and a tranquil garden backing onto rolling fields at the rear. Whether it's cosy nights in, slow weekend mornings, or simply enjoying a quieter pace of life with countryside walks on the doorstep, this captivating cottage is perfect for those seeking an individual home in North Devon. Sold with no onward chain.

Littleham is a popular North Devon village situated just 3 miles from Bideford offering the very best of countryside living coupled with convenience. The village itself offers "The Crealock Arms" public house and a great community, centred around regular events held at the village hall and recreational ground. Enjoying the best of country living, but just 15 minutes from the beach, the village is well-located within easy reach of both Bideford & Torrington.

Bideford provides a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary, and nearby coastal hot spots of Appledore, Westward Ho! and Instow are all close to hand too. In addition, Torrington is a small market town offering a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre, whilst just to the edge of the town is RHS Rosemoor.

From Bideford, the A39 links to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South whilst, from Barnstaple, the A361 provides a convenient route to Tiverton, where there is a direct rail connection to London Paddington, and the M5 motorway. 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



THE FIRST IMPRESSION

Set elevated from the road, this captivating home commands an attractive façade that simply invites you in.

STEP INSIDE

Stepping inside, the inviting entrance porch provides useful storage, and is the perfect space for boots after a long countryside walk. The porch then opens to the cosy sitting room at the front of the home. The sitting room offers wonderful reception space and enjoys a dual aspect, filling the cottage with natural light, and boasts an attractive inglenook fireplace housing a wood-burning stove - this space is perfect to socialise with family and friends, or curl up in front of the fire with a good book. Connected at the rear of the home is the kitchen/diner - this is where the magic happens. The kitchen is fitted with a range of work-surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob, space for a large fridge/freezer, space and plumbing for a washing machine, along with ample dining space and a walk-in larder, a particular useful addition. Further to the sitting room, there is also an adaptable second reception room/snug with useful understairs storage - this room could be utilised as a reading room, home office or even an occasional guest bedroom. There is also a useful ground floor cloakroom fitted with a low-level W.C and wash basin.

Stairs to the first floor open to a generous landing, seamlessly connecting two double bedrooms and the '4-piece' bathroom. The main bedroom is found at the front of the home and is fitted with useful wardrobes, whilst the second bedroom is found at the rear, enjoying a tranquil outlook over the garden. The bathroom is fitted with a white suite comprising a 'Jet-Spa' bath, a large shower, low-level W.C, wash basin and a heated towel rail.

In all, this charming home boasts comfort and character within this popular village position.

OUTSIDE & PARKING

The cottage is approached by a five-bar gate leading to the private driveway, providing off-road parking and an enclosed stone wall courtyard at the front. A real gardener's paradise, the cottage also boasts a generous lawned garden - perfect for those with 'green-fingers' - and an attractive raised deck enjoying an open view over rolling fields at the rear. In addition, there is a large **GARAGE/WORKSHOP** - (7.42m x 2.94m) - found at the top of the driveway, with light and power connected.



AGENTS NOTE

(i) The neighbouring property benefits from a right of way to the immediate rear of the property - this is used occasionally for rear access. For more details, please speak to the agent.

(ii) The property is currently run as an Air B&B - furniture and contents (less any personal items) can be available by separate negotiation. For more details, 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.



An aerial photograph of a coastal village. In the foreground, a large, vibrant green field is divided by a dark stone wall. Below the field, a row of white houses with grey roofs is visible. The background shows a mix of green fields, some brown patches, and a distant blue sea under a blue sky with scattered white clouds. A large, teal-colored location pin is superimposed over the green field, pointing towards the village.

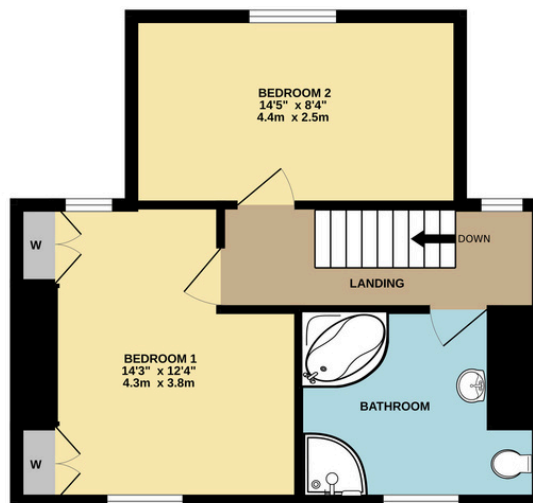
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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



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TOTAL FLOOR AREA : 839 sq.ft. (78.0 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:** Mains Electricity, Water & Drainage. LPG heating.
- **Broadband:** Superfast broadband is available (Ofcom)
- **EPC:** G
- **Tenure:** Freehold
- **Council Tax:** Band C (Currently Business Rated).
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	12 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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