



11 Mount Pleasant
Littleham | EX39 5HW

JAMES FLETCHER
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11 Mount Pleasant, Littleham

Occupying a peaceful, elevated position within the ever-popular North Devon village of Littleham, this impressive home perfectly couples modern living with countryside charm. Enjoying well-planned and easy to run accommodation with generous living space, the property also offers ample off-road parking, a garage and a tranquil rear garden - a peaceful escape taking full advantage of the surrounding countryside. With far-reaching views, this charming home is perfect for those seeking 'The Good Life' in the countryside, also balanced with convenience with easy access to nearby towns and the idyllic North Devon coast.

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, The Milkiosk 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

Enjoying an elevated position within this popular village, this impressive home takes full advantage of its countryside setting.

STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, welcoming you into the home and providing a convenient cloakroom and stairs to the first floor. At the front of the home, the lounge is flooded with natural light and enjoys an attractive gas coal effect fire and a view to the front - the perfect place to unwind with a good book or enjoy family movie nights. At the rear of the home and overlooking the garden, the open-plan kitchen/diner is a real social hub. Well-fitted with a range of solid wood work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances including an oven and electric hob with extractor over, fridge/freezer and a dishwasher, space and plumbing for a washing machine, a useful pantry cupboard, ample dining space and a door to outside. In addition, the cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor open to a generous landing, connecting the first floor accommodation, with 3-bedrooms and the shower room. There are 2 good-sized double bedrooms, one enjoying an outlook at the front and the other overlooking the garden and fields at the rear of the home. The 3rd bedroom offers flexibility, currently utilised as a home office, this room could also be a wonderful children's room/nursery or a dressing room, and also overlooks the garden and fields at the rear. The shower room is fitted with a large corner shower, low-level W.C and a wash basin.

In all, this delightful home offers easy living within a popular village location.

OUTSIDE & PARKING

The property is approached at the front by a private driveway providing off-road parking for 2 vehicles, a garage and steps up to the front door along with a sloping lawn with mature plants and ornamental trees. There is a shared pedestrian side access to the rear, leading to arguably the standout feature of the home. The attractive rear garden has been thoughtfully and lovingly crafted to create a wonderful escape with an abundance of colour. Stepping out to a level patio, there are steps up through the lawned garden with mature flower beds and borders, well-stocked with a variety of plants, flowers and ornamental trees. At the top of the garden, there is a further lawn backing onto open fields with a large Summerhouse - taking full advantage of the sun throughout the day. In addition, the garage provides excellent storage and is fitted with an up and over door, light and power connected too.



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.

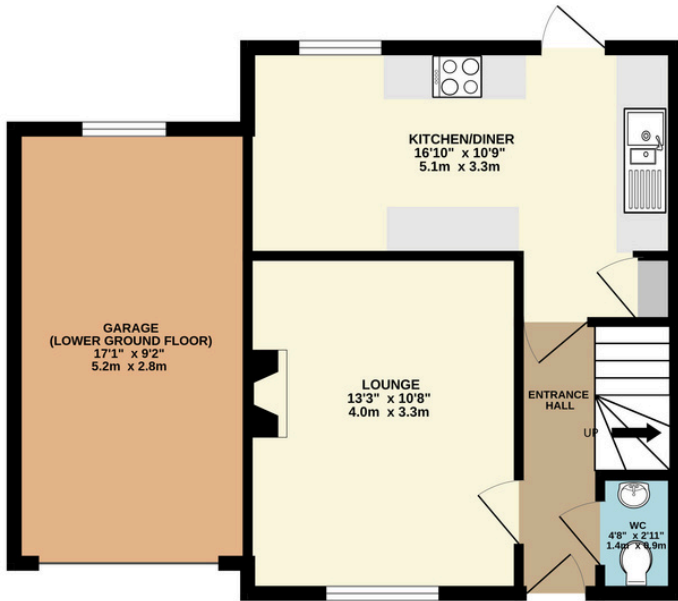




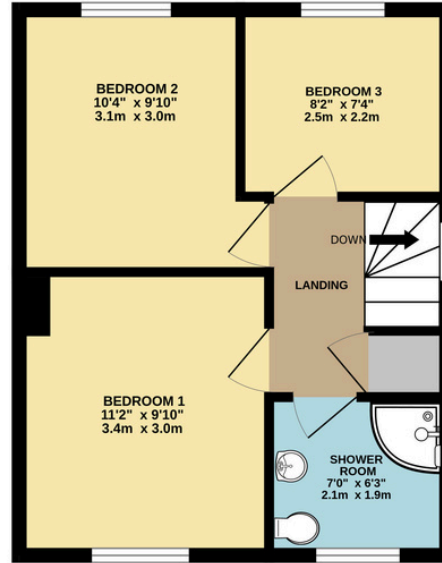
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GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



- **Services:** Mains Electricity, Water & Drainage. LPG heating.
- **Broadband:** Superfast broadband is available (Ofcom)
- **EPC:** F
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	33 F	
1-20	G		

MOUNT PLEASANT, LITTLEHAM

TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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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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