

STAGS

Bell Cottage

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Georgeham, Braunton, EX33 1JN

Village amenities close by. Croyde - 2 miles. Braunton - 3 miles

A wonderful character cottage nestled in the highly sought-after village of Georgeham, enjoying close proximity to North Devon's renowned beaches & the spectacular South West Coast Path

- Character Cottage
- Private gardens
- In the heart of the village
- Freehold
- Off-road parking
- Attached annexe/airb'n'b/holiday let
- Close to Putsborough & Croyde Beaches
- Council Tax Band E

Guide Price £650,000

SITUATION & AMENITIES

Georgeham is strategically placed between the very popular and golden sandy beaches of Croyde, Putsborough and Woolacombe a little further around the coast, all of which are well renowned in the surfing world. The village lies in a scenic valley within the heritage coast and offers two excellent public houses, church, primary school and Post Office/ Stores. There is a regular bus service to Braunton, about three miles and considered to be one of the largest villages in England and therefore caters well for its inhabitants with facilities including schools, banks, shops, health centre, library, bowling and cricket clubs. At Saunton, the sands adjoin a championship golf course all about four miles from the property. Barnstaple, the regional centre of North Devon is approximately five miles further to the south east of Braunton (therefore eight miles from the property) and here there is access to the North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27, about an hour by car and where Tiverton Parkway also provides a link to London Paddington in about two hours. As the regional centre, Barnstaple accommodates the areas main business, commercial, leisure and shopping venues as well as the regional hospital and theatre. The delights of Exmoor National Park are also just over half an hour by car.







DESCRIPTION

Bell Cottage is a wonderful character family home that blends historic charm with practical modern living. Set within the heart of this highly sought-after village, the property stands out for its generous outdoor space, private parking, and the rare advantage of a self-contained annex. The cottage exudes character throughout, with period features that create a warm and inviting feel. Its delightful garden offers an idyllic setting for relaxing or entertaining, while the off-road parking adds everyday convenience seldom found in homes of this age and location. The annex accommodation provides exceptional flexibility. Whether incorporated into the main home for multi-generational living or used independently, it opens the door to a variety of lifestyle possibilities. For those seeking an income stream, the layout is perfectly suited to Airbnb or holiday letting, offering guests privacy and comfort without impacting the main residence. For families, it becomes a superb space for visiting relatives, older children, or a dedicated home office.

Altogether, Bell Cottage presents a rare opportunity to own a historic village home that offers charm, practicality, and the potential for additional income, all within a short drive to the beach.

ACCOMMODATION

The spacious open-plan kitchen, dining, and living area forms the heart of the home, creating an exceptional space for modern family living. A centrally positioned woodburner adds warmth and character, making the room a cosy retreat during cooler months and a welcoming setting for entertaining while the kitchen offers a range of units and practical utility room located just off the kitchen, providing convenient access to the rear. The layout flows naturally, with stairs rising to the first floor.

Upstairs, a galleried landing enhances the sense of space and light, leading to three well-proportioned bedrooms and a contemporary family bathroom.

From the main living area, a doorway leads through to 'The Stables' an incredibly versatile addition to the property. This annex comprises a comfortable reception room, a stylish shower room, and a generous double bedroom. This self-contained suite can be seamlessly integrated into the main accommodation for multi-generational living or used independently for guest stays or rental income. With its own gated entrance from the street, private courtyard seating area, and space perfectly suited for a covered hot tub, the annex is ideally configured for Airbnb or holiday letting. It offers buyers a superb opportunity for additional revenue or flexible living arrangements tailored to their needs.

OUTSIDE

To the front, the property benefits a traditional five-bar gate that opens onto a generous gravelled parking area with space for up to four vehicles, complemented by two EV chargers for modern convenience. Beyond the parking area, a characterful stone archway leads through to a pretty courtyard, offering a sheltered spot to sit out and providing access to both the rear and side of the property. Accessible via a set of steps from the rear of the property, the enclosed lawned garden provides a peaceful and beautifully elevated outdoor retreat. The space has been thoughtfully arranged to include a covered area ideal for year-round entertaining, a designated spot perfectly suited for a hot tub, and a unique tree house offering far-reaching views across the village towards the church.

SERVICES

Heating - Electric underfloor heating to ground floor and upstairs bathroom.
Wood burner.
Mains water and electricity.
Solar system - 6KW Solar PV system with inverter and home batteries.

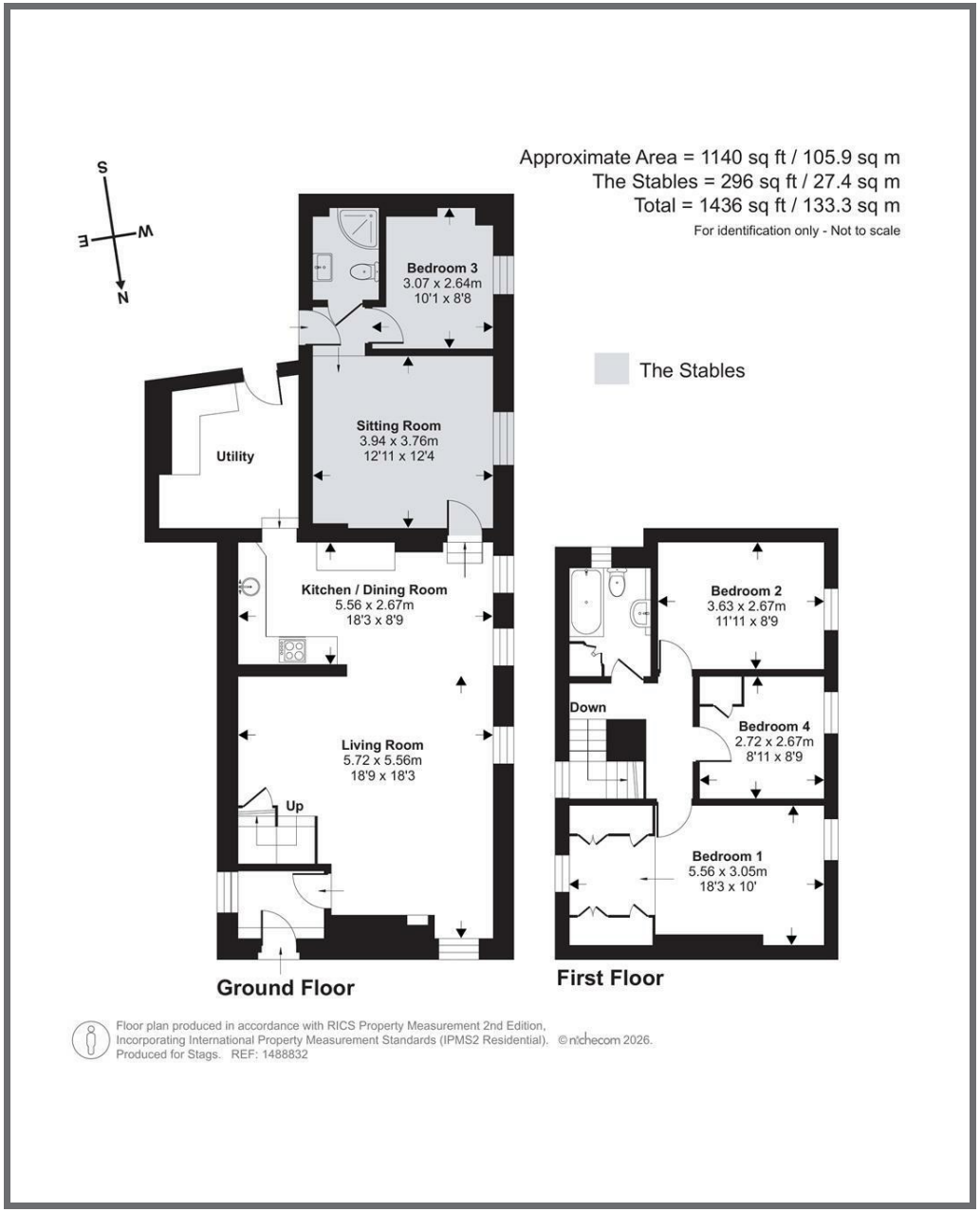


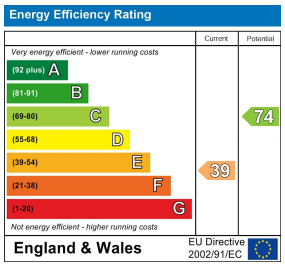




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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