Appletree Cottage

STAGS

Appletree Cottage

Westleigh, Bideford, Devon, EX39 4NN

Edge of village with amenities Instow/beach 1.2 miles Bideford 2 miles

A pretty cottage with large gardens at the edge of a popular village with amenities and close to the coast

- Edge of Very Desirable Village
- 150ft Garden
- 2 Reception Rooms
- Space & Potential to extend (stp)
- Council Tax Band 'C'
- Close to Coast & Beach
- 2 Bedrooms
- Shower Room
- PV Solar Array
- Freehold

Guide Price £285,000

Situation

Appletree Cottage is situated on the south-western edge of the highly prized village of Westleigh. Surrounded by the glorious Devon countryside, the village overlooks the Taw and Torridge Estuary and is just over a mile from the popular coastal village of Instow, with its golden sandy beach. Westleigh is known for its welcoming community, with The Westleigh Inn at its heart. Other amenities include the popular village hall, parish church and cricket club. A regular bus service to Bideford and Barnstaple is available from the edge of the village (356 yards away).

The port town of Bideford (2 miles) offers a wide range of facilities and amenities, including a large assortment of shops, banks, pubs, restaurants and cafés, as well as schooling for all ages (state and independent), several supermarkets and a retail complex. The coastal resorts of Instow, Appledore and Westward Ho! are close by and offer a mixture of sandy beaches, excellent pubs and restaurants, along with a variety of other amenities and attractions. The A39/North Devon Link Road (1 mile) provides convenient access into and out of the area, connecting to the regional centre of Barnstaple (10 miles) and the M5 motorway. Tiverton Parkway train station offers regular services to London Paddington in as little as 1 hour 57 minutes.

Description

Appletree Cottage is a very pretty period cottage occupying a delightful position on the edge of the village, with open countryside on the doorstep. The property offers well-proportioned accommodation, including two reception rooms, a large kitchen and two bedrooms. It is believed that the cottage dates back to the 16th Century and has retained a wealth of charm and character, together with a number of attractive period features. Outside, the house is complemented by exceptionally large gardens (approximately 150ft), including a highly productive kitchen garden and a useful piggery/outbuilding. The property also offers excellent scope to extend, subject to the necessary planning consents (STP).

Accommodation

Set within a welcoming ENTRANCE PORCH with space for boots and coats, the part-glazed front door opens into the LIVING ROOM, which offers ample space for both seating and a dining table. A striking inglenook fireplace, complete with an inset bread oven and wood-burning stove set on a slate hearth, forms an attractive focal point. Doors lead through to the kitchen and, via a part-glazed door, to the DINING ROOM, currently used as a music room, featuring a bay window and a charming inglenook fireplace with a wooden surround and stone hearth. The KITCHEN is fitted with a range of both freestanding and fitted units, together with a butler sink, and space and plumbing for white goods. A tall cupboard provides fitted shelving and houses the hot water cylinder. There is useful under-stairs storage, a staircase to the first floor, and a door to a practical STORE ROOM, which has a stable door opening onto the gardens.

Upstairs, the MASTER BEDROOM is a spacious double room featuring an attractive Victorian fireplace. BEDROOM 2 is a comfortable single room. Both this room and the SHOWER ROOM, which is fitted with an electric shower, wash hand basin and WC, enjoy lovely views towards Appledore and Tapely Park.

Outside

The glorious, large and gently sloping garden extends to approximately 150ft in length and is predominantly laid to lawn, bordered by mature planting and a number of specimen trees. Immediately behind the house is a courtyard with a useful external store and a large walled patio/terrace, providing an ideal space for outdoor dining and entertaining. A pathway leads through the garden to a substantial stone piggery, complete with power, offering a versatile space with potential for a variety of uses. To the western side of the garden is a productive kitchen garden, featuring multiple raised beds, with mature May, Bay and Copper Beech trees opposite, while a pair of mature apple trees are trained along the eastern boundary opposite the patio.

Services & Additional Information

Services: Mains water, electric and drainage. Electric heating fitted.
Roof Mounted PV Solar Array
Broadband: 'Standard' and 'Superfast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

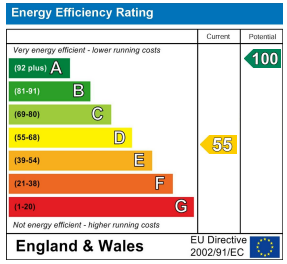
Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 4NN (Not to be relied upon)
What3words: ///blankets.kingdom.impressed
From Bideford Quay, head south and at the roundabout, turn left onto Bideford Long Bridge/B3233, and at the next mini roundabout, turn left and follow the road. At the next roundabout, take the first exit signed 'Instow/Yelland', and continue for approx. 0.6 miles, then turn right, signed 'Westleigh'. Upon entering the village, follow the road for approx. 0.4 miles, and the property will be found on your left.

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.



4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030