# A Stunning Georgian Home

The White House & Cottages Abbotsham, Bideford, EX39 5BG

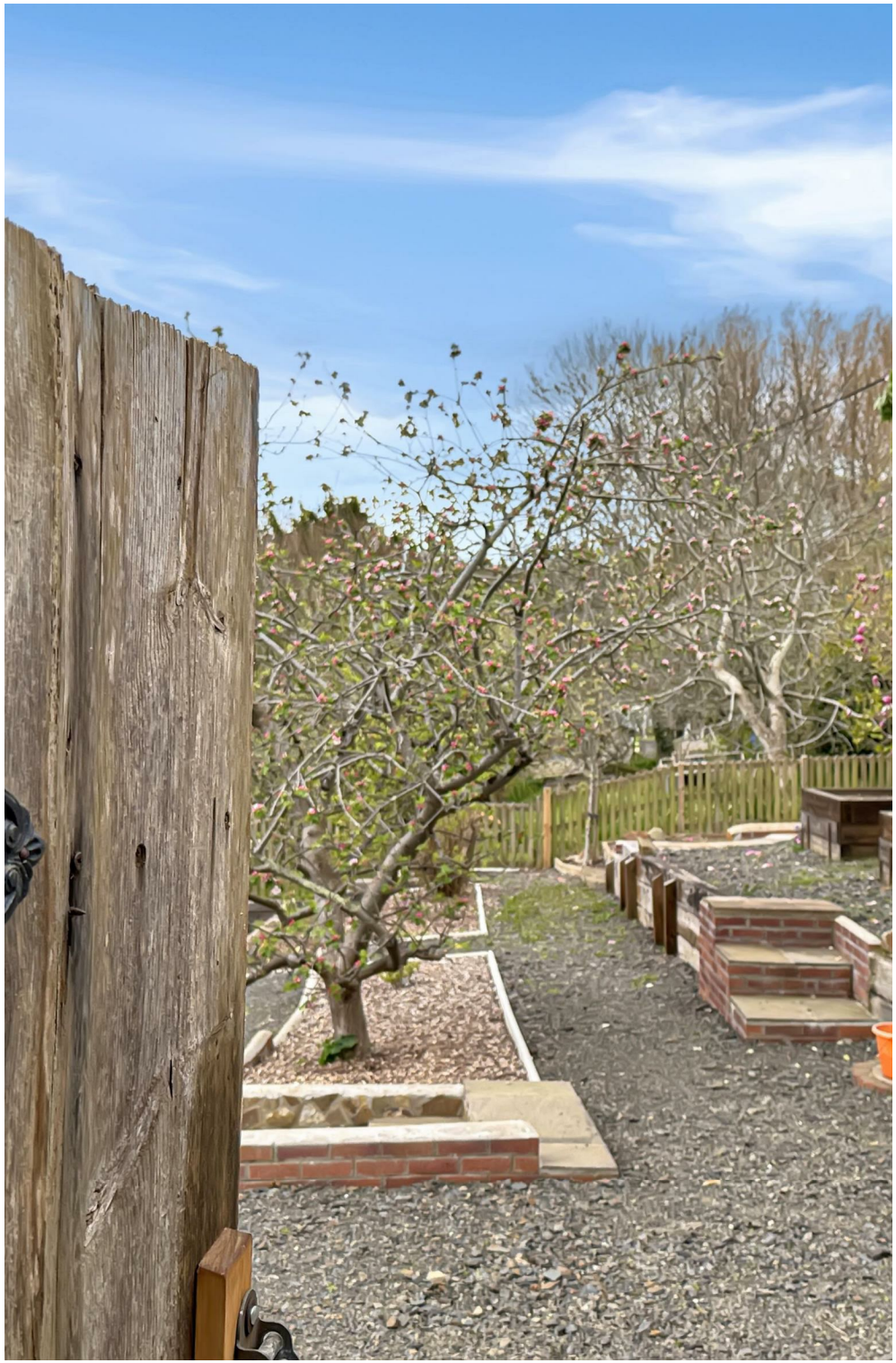
Guide Price

£1,875,000



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# Large 6 Bedroom Georgian House, 2 x Stunning Holiday Lets, Stables & Land

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TREMENDOUS COASTAL ESTATE - This distinguished and elegant late Georgian Grade II listed gentleman's residence occupies a sought-after position on the edge of the popular village of Abbotsham, offering easy access to the stunning North Devon coastline. Parts of the property are believed to predate the Georgian era, with significant alterations and extensions carried out around the 1820s.

The well-proportioned six-bedroom residence extends to approximately 4,000 square feet and retains a wealth of original period features throughout. Externally, the property benefits from ample car parking, a garage area, and beautifully maintained walled gardens laid to lawn, alongside an orchard and productive vegetable gardens.

The main house is set within a plot of approximately 0.5 acres, with additional fenced and gated paddocks extending to around 3.5 acres. An impressive and sympathetically designed stable block complements the historical character of the Georgian property.

Additionally, there are two unique and highly successful holiday lets on the estate, generating an annual turnover of approximately £70,000. Ideally situated for visitors wishing to explore the breathtaking North Devon coastline and the wealth of tourist attractions the region has to offer, these holiday accommodations present a valuable income opportunity.

The property showcases its stunning original character and charming Georgian details throughout, including original floorboards, beautiful fireplaces, intricate plasterwork, tall ceilings, and traditional shutters, to name just a few.

On entering the home, you are welcomed into a large, light-filled entrance hall, complemented by a front lobby featuring an elegant fireplace with wood burner that provides a wonderful focal point. From the hall, several rooms lead off, including the lounge — a cosy and inviting space ideal for all the family, enhanced by a further wood-burning stove that offers a warm, welcoming atmosphere.

The formal dining room is full of character, featuring tall ceilings and original floorboards underfoot. This generously proportioned, light-filled space is perfect for hosting family and friends, ideal for more formal occasions — it truly comes into its own for memorable celebrations such as Christmas Day gatherings.

The kitchen/breakfast room forms the social heart of the home, offering plenty of space for informal dining and family interaction. Warmed by the gentle background heat of the AGA, the kitchen is styled in a charming country-cottage design, complete with an abundance of cabinetry, excellent storage, and ample preparation space — ideal for keen home cooks and entertainers alike.

A particularly useful addition is the spacious study, with lovely double doors opening onto a private courtyard. Offering generous built-in storage and room for a large 'captain's desk' and additional cabinetry, it provides an excellent environment for working from home in comfort and privacy.

Upstairs, there are six well-proportioned bedrooms served by a range of bathrooms and en-suite shower rooms, all accessed via a stunning split-level galleried landing, beautifully illuminated by a striking Georgian window that fills the space with natural light.

Abbotsham is a charming village located just a couple of miles southwest of Bideford, in the Torridge district of North Devon, England. Sitting close to the rugged North Devon coastline, Abbotsham enjoys a peaceful rural setting while still being conveniently near the bustling town of Bideford. The village itself is small and traditional, offering a quiet escape surrounded by green fields, winding lanes, and views towards the Atlantic Ocean.

Despite its small size, Abbotsham has a strong sense of community and a few notable amenities. One highlight is The Thatched Inn, a friendly and characterful pub known for its cosy atmosphere, real ales, and good food — popular with both locals and visitors. For walkers, Abbotsham is perfectly placed: the nearby South West Coast Path offers stunning walks with panoramic views of the sea and the rugged coastline. There are also easy-going countryside footpaths linking the village to surrounding areas, perfect for a relaxed afternoon stroll.

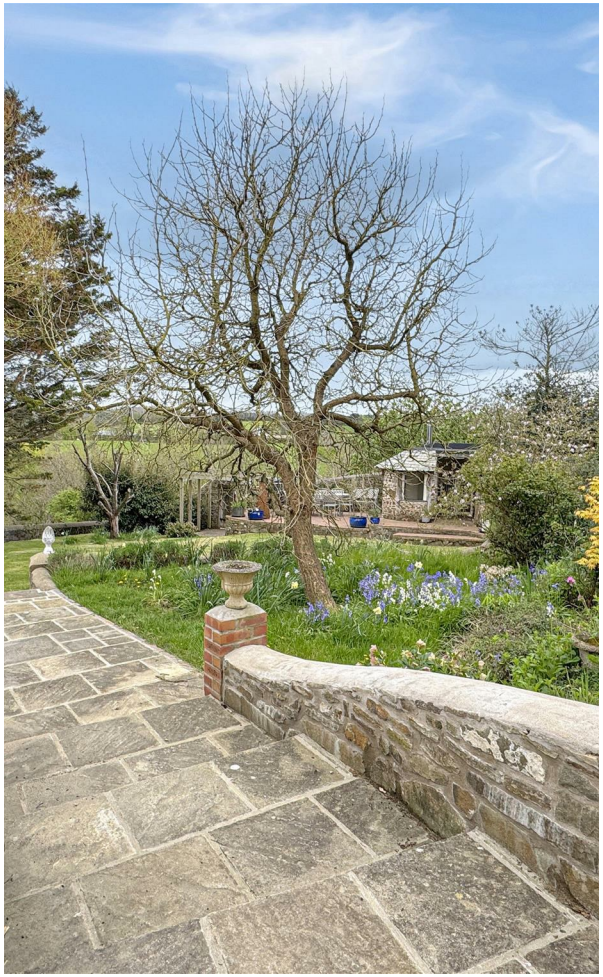




**The Secret Burrow**
Built in 2020 this truly exceptional property is a one-of-a-kind creation, with nothing else quite like it in the area. Thoughtfully designed and built into the hillside, it offers generous two-bedroom, all en-suite accommodation with a stylish, contemporary theme running throughout. Cleverly positioned skylights allow guests to relax and stargaze from the comfort of their rooms, creating a magical atmosphere.

Outside, a large private garden features a luxurious hot tub — the perfect spot to unwind and take in the surroundings. The property also benefits from underfloor heating powered by a ground source heat pump, supported by non-domestic Renewable Heat Incentive (RHI) payments, ensuring comfort and efficiency year-round. There is also private parking for two vehicles. The holiday let has been successfully let by The Travel Chapter (Holiday Cottages) with revenue of circa £50,000.

**The Gate House**
Refurbished in c.2015 this charming and romantic one-bedroom holiday let, converted from the former dairy and garage, offers a cosy and characterful retreat. Retaining original features such as exposed stone walls and beautiful roof beams, the property is full of rustic charm. Modern comforts include underfloor heating throughout, ensuring a warm and inviting atmosphere year-round. Outside, guests can enjoy a private garden, with the added convenience of dedicated private parking.The holiday let has also been successfully let by The Travel Chapter (Holiday Cottages) with last years revenue over £21,000.











Travel to and from Abbotsham is straightforward. It's just a short drive to Bideford, where you'll find larger supermarkets, shops, restaurants, and the historic Bideford Pannier Market. Bideford also offers bus connections across North Devon and beyond, and it’s well-situated for access to the Atlantic Highway (A39), making it easy to explore the wider region by car. For those looking to travel further, Barnstaple — the largest town in North Devon — is about a 25-minute drive away and offers a train station with services towards Exeter.

Several attractive villages and towns lie close to Abbotsham. Westward Ho!, just a few minutes away, is famous for its long sandy beach, pebble ridge, and family-friendly attractions. Northam and Appledore, both nearby, offer more picturesque streets, cosy pubs, and waterfront walks — Appledore especially is known for its colourful houses and maritime history. Inland, charming villages like Littleham and Alverdiscott offer further examples of classic North Devon rural life.

All in all, Abbotsham provides an excellent base for enjoying North Devon’s natural beauty, while still being close to towns, coast, countryside, and a wide range of activities.





## DIRECTIONS

Heading out of Bideford proceeding towards the Heywood Roundabout, upon reaching it turn right (first exit) onto the North Devon Link Road (A39) proceed for a short distance upon reaching the first set of traffic lights, turn right signposted Westward Ho! Take the first left turning signposted Abbotsham, passing the castle and a following the road as it drops then inclines the property is a short distance on the right clearly signposted.

## VIEWING

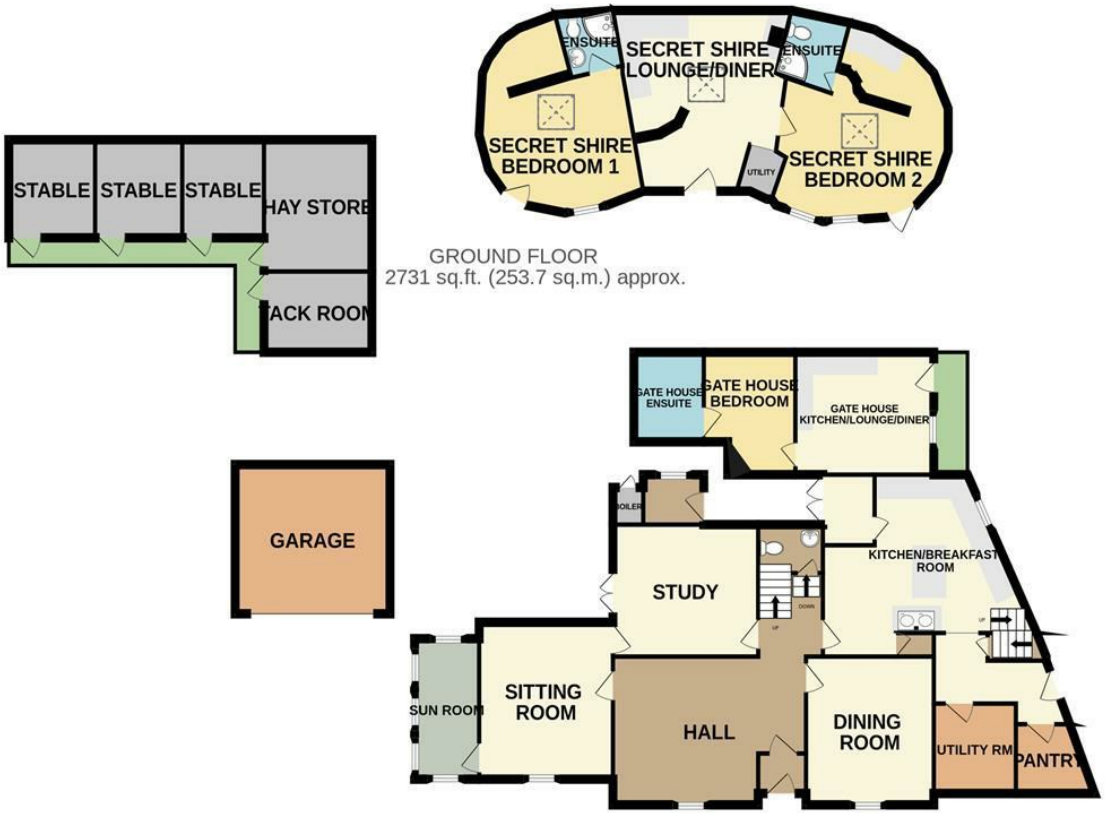
**By appointment through Phillips, Smith & Dunn Bideford Office 01237 879797 Or outside of usual office hours contact Edward on 07772363674**

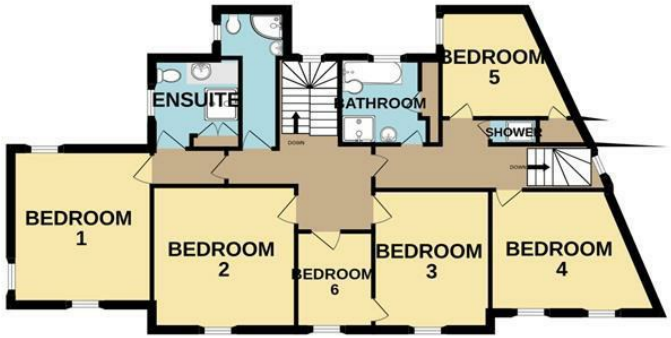











TOTAL FLOOR AREA : 3900 sq.ft. (362.3 sq.m.) approx.

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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