



Fred Bear Cottage



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Fairy Cross, Bideford, Devon, EX39 5BZ

Abbotsham 1.5 miles, Bideford 4 miles, Clovelly 8.3 miles,
Barnstaple 12.5 miles

A charming and spacious four-bedroom cottage in a peaceful rural hamlet, with stunning countryside views and a delightful, enclosed garden - an ideal lifestyle escape in North Devon.

- Four-bedroom character cottage
- Recently fitted contemporary kitchen with island and garden views
- Woodburning stoves and period features
- Landscaped garden with summer house, greenhouse and woodstore
- Freehold
- Two reception rooms, a breakfast room and a utility room
- Contemporary family bathroom
- Double garage with great conversion potential
- Off-road parking for two cars
- Council Tax Band 'D'

Guide Price £525,000

SITUATION

Nestled in the peaceful hamlet of Woodtown, Fred Bear Cottage enjoys a setting that feels untouched by time. With its welcoming parish church and village hall at the heart of this friendly community, the cottage is surrounded by the rolling green hills of North Devon's glorious countryside.

Despite its tranquil position, the historic port and market town of Bideford lies just 4 miles away, offering a range of amenities, including artisan shops, banks, restaurants, and both public and private schools, including a highly rated village primary school. Bideford also supports the nationally acclaimed Burton Art Gallery and a thriving art community.

The beautiful, rugged Southwest Coast Path, recently voted Britain's favourite coast path for 2025, is readily accessible nearby with many stunning beaches within easy reach. The Atlantic Village retail complex (approx. 2.5 miles away) is home to a wide variety of shops, supermarkets, outlets, and cafés.

Excellent road and rail connections add further appeal. The A39, only 1.5 miles away, providing swift links through the region, while Barnstaple train station offers links to Paddington via Exeter.

DESCRIPTION

This is a lovely home, best appreciated in person and one that reveals its charm the moment you step inside. This beautifully-presented four-bedroom character cottage offers a creative blend of period charm, modern comfort and flexible living. The home offers spacious, light, and versatile living, complete with stunning, far-reaching countryside views, a delightful garden, and a substantial double garage with excellent conversion potential (subject to planning permission), scaled planning drawings available.

Recently extensively renovated to provide a welcoming mix of family and workspaces, ideal for modern lifestyles. Whether as a full-time residence or a country retreat, Fred Bear Cottage invites a more gentle pace of life without sacrificing convenience.



ACCOMMODATION

The cottage welcomes you through a traditional porch and wooden front door into a cosy dining room, centred around a striking fireplace with a wood-burning stove and original cottage features and staircase to the first floor. Adjacent to this space is bedroom four (currently used as a second study, providing a peaceful work-from-home environment). Off the dining room is a breakfast room, featuring an oak breakfast bar and offering views over the rear garden, and providing direct access to a generous kitchen, a utility/cloakroom, and garden through a half-glazed stable door. The recently installed kitchen with contemporary worktops, matching units, and integrated quality appliances (including a double oven, five-ring hob, and double drawer dishwasher), a 1.5-bowl sink, space for a tall fridge/freezer, and a central island with an oak work surface.

On the first floor, a bright, dual aspect sitting room offers superb countryside views with both glorious sunrises and sunsets. Doors lead to Bedroom 3 (currently used as a study) and an inner hallway connecting to the principal bedroom, complete with a character fireplace and wood-burning stove and with stunning rural views. A stylish, family bathroom with a three-piece suite completes this floor.

Off this hallway, a second staircase provides access to a generous double bedroom with eaves storage.

OUTSIDE

The outdoor spaces are every bit as charming as the cottage itself. From the breakfast room, the stable door opens onto a paved terrace, perfect for morning coffee or summer dining, and complete with shepherd-hut style summer house.

A garden path meanders through colourful borders and lawns, leading to a greenhouse, woodshed, and substantial double garage. The gardens are thoughtfully arranged to offer both relaxation and productivity.

The detached double garage/workshop or studio space is a real asset, currently providing extensive storage and parking, yet also offering excellent potential for conversion into further ancillary accommodation (subject to the necessary consents). A simple pot-belly stove is currently installed as a space heater. The current vendors have prepared detailed plans for a conversion that could provide a sitting area, a kitchen/dining area, a double bedroom, and a shower room.

Additionally, the property features off-road parking for two vehicles, secured by a covenant.

PROPERTY INFORMATION

Oil fired central heating (new exterior Grant combi boiler)

Mains drainage, water and electric.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website. What3words - ///glorified.wedge.spindles



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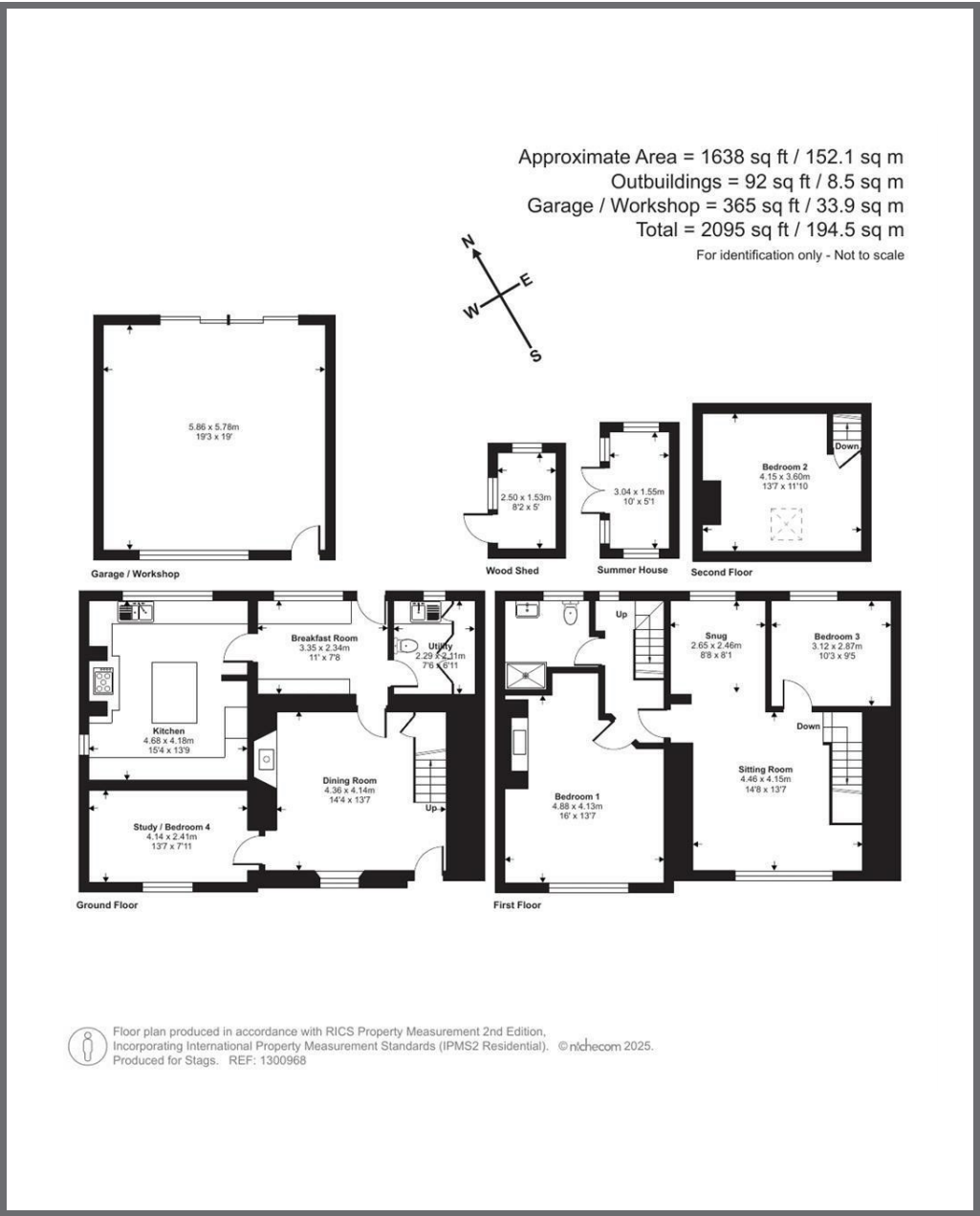


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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