

# Maybrock Cottage

Welcombe Park, Welcombe, Bideford, EX39 6HJ

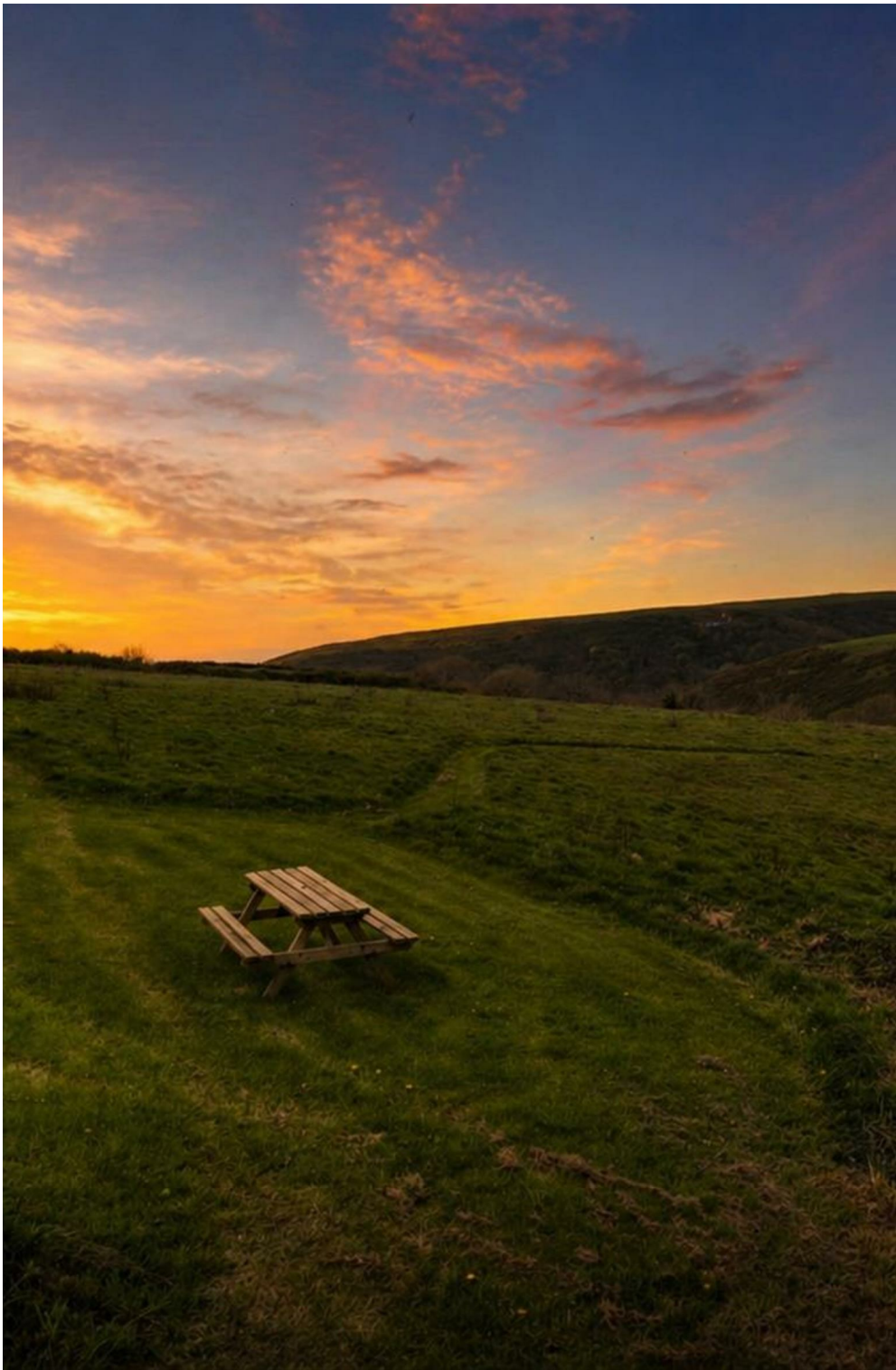
Guide Price

£850,000



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# A Charming Cottage With Outbuildings In 9.23 Acre Picturesque Setting

Maybrock Cottage, Welcombe Park, Welcombe, Bideford, EX39 6HJ



A quintessentially English detached 4 bedroom cottage with range of handy outbuildings, 9.23 acres (3.73 ha) and far reaching valley views out to sea. Tucked away in a wonderfully peaceful and unspoilt setting, this special country cottage offers a rare opportunity to enjoy privacy, space, and breath-taking coastal surroundings.

Set within approximately 9.23 acres (3.73 ha) of mostly gently sloping pasture and woodland, and with no immediate neighbours, the property feels like a true escape - yet remains within easy reach of local amenities and the dramatic North Devon coastline, which can be viewed from the gardens and grounds of the property!

At its heart lies a charming period cottage, rich in character and timeless appeal. From its inviting frontage, the reception rooms to its traditional-style windows, wonderful inglenook fireplaces [one with functioning wood burner] which create amazing focal points to each room. Along with a stylish central staircase, the home has personality throughout.

The accommodation is both practical and welcoming, with two reception rooms ideal for cosy evenings by the fire or entertaining family and friends, alongside a well-appointed kitchen, utility room, and ground floor shower room.

The current sellers have plans drawn up for the kitchen to be opened into the second lounge which would make a modern open plan living space. The second lounge has doors leading out onto the side garden.

Upstairs, the cottage continues to impress with a delightful master bedroom featuring its own en-suite, with shower and white suite.

This also complemented by three further good sized bedrooms and a family bathroom - perfect for growing families or visiting guests. The back bedrooms have tremendous far reaching views over the nearby rolling countryside.

# Outside

Outside, the lifestyle offering is just as compelling.

The gardens are beautifully established and provide a tranquil space to relax and take in the surrounding countryside, while the adjoining pasture and woodland open up a wealth of possibilities - whether for smallholding, equestrian use, or simply enjoying the natural environment.

There is a fantastic established orchard with a variety of fruit trees. Along with a further adjoining paddock used by the grandchildren motorbikes. Then majority of the land is gently sloping pasture to the rear of the property in a large paddock with a small percentage of it as woodland.

A detached, purpose-built studio adds further versatility, ideal for creative pursuits, home working, or guest accommodation (subject to any necessary consents). Furthermore there is a very handy spacious barn perfect for machinery or could be converted to stables. There is a further large workshop with light and power connected also heated by a small pot belly wood burner. The greenhouse is nothing short of fantastic. It has a self watering system with storage tanks beneath and is a perfect spot for those of you more green fingered.

**Oak Entrance Porch**

**Lounge Dining Room 7.43 x 3.90 (24'4" x 12'9")**

**Sitting Room 3.99 x 4.30 (13'1" x 14'1" )**

**Kitchen 3.04 x 2.14 (9'11" x 7'0")**

**Utility Room 1.74 x 1.62 (5'8" x 5'3")**

**Ground Floor Shower Room**

**First Floor Landing**

**Bedroom 1 4.07 x 2.72 (13'4" x 8'11")**

**Bedroom 2 4.06 x 2.67 (13'3" x 8'9")**

**Bedroom 3 3.46 x 3.46 (11'4" x 11'4")**

**Bedroom 4 3.46 x 2.72 (11'4" x 8'11")**

**Bathroom**

**Ensuite**

**Outbuilding**

**Block Built Outbuilding**

**Greenhouse**





# Situation

The position is truly special. Located in one of the region's most sought-after yet peaceful pockets, the property is just a short drive from spectacular beaches, hidden coves, and the South West Coast Path, offering endless opportunities for walking and exploration.

The nearby village of Welcombe provides a friendly community atmosphere, with a very good traditional inn, pottery shop, and village shop with Post Office.

Further afield you have the accessible towns of both Bideford and Bude. Bideford is a quiet, historic riverside town with a strong local feel, known for its quay, independent shops, and access to scenic countryside routes like the Tarka Trail. It's ideal for relaxed days, coastal walks, and exploring nearby estuary beaches.

Bude is a livelier seaside town focused on beaches and outdoor activity, with great surf, dramatic cliffs, fantastic walks and its unique sea pool. It offers a more classic holiday vibe with plenty to do along the coast.

Homes of this nature, combining charm, land, privacy, and coastal views are rarely available. Viewing is highly recommended to fully appreciate the setting, character, and lifestyle this exceptional property has to offer.

## DIRECTIONS

Heading out of Bideford on the A39 passing through Fairy Cross and Bucks Cross. Head straight over the mini roundabout at Clovely Cross. Drive about 5 miles to Bursdon turn right towards Welcombe. Passing the Crab Shack/Jolly Roger, take a slight left to Darracott. Follow the road upon reaching a 'T' junction turn left passing the Pottery Shop and Old Smithy Pub. Follow the road keeping left and you pass the property on the right hand side. Using the FREE mobile app What 3 Words [ [///matter.caramel.necklaces](https://matter.caramel.necklaces) ] Will bring you direct to the door.



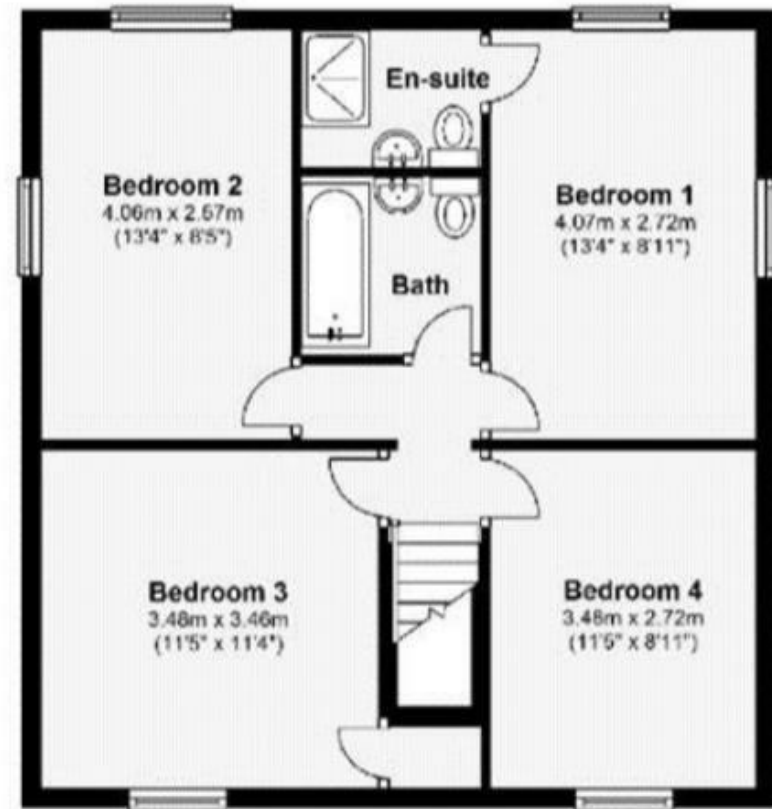
## VIEWING

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





**Ground Floor**



**First Floor**