



4 WINSWORTHY
HIGHER CLOVELLY, BIDEFORD, DEVON, EX39 5RP

£325,000

Set within the peaceful and highly sought-after rural community of Higher Clovelly, 4 Winsworthy is a well-proportioned four-bedroom family home offering generous accommodation, excellent outside space and considerable scope to refresh and personalise to suit modern tastes.

Originally dating from the 1950s, the property has been extended by the current owners, with the loft conversion completed around 2008 creating a particularly useful second-floor suite comprising a bedroom, bathroom and separate dressing room or nursery. From the rear is a pleasant coastal outlook, adding a lovely sense of space and connection with the surrounding countryside and coast.

The ground floor provides a comfortable lounge, conservatory, dining room and kitchen, with the current layout offering excellent scope to open the kitchen through to the dining room, creating a more sociable open-plan kitchen and dining space while retaining the separate lounge and conservatory.

Three comfortably sized bedrooms and the family bathroom occupy the first floor, with a further staircase continuing to the versatile loft conversion. The bedroom features built-in cupboards and a dormer window enjoying the pleasant outlook, while the adjoining bathroom and dressing room/nursery or study each have Velux windows. This additional level offers excellent flexibility for family living, guests or working from home.

Outside, the generous rear garden is a real feature, providing an unusually spacious setting for a property of this type and plenty of room for relaxing, entertaining and family life.





A decked area leads onto a good-sized lawn, complemented by a substantial wood store/storage shed, further enclosed storage area and separate garden shed. There is also a useful store room with shower room, offering exciting potential to create a small guest space, studio or home-working area, subject to any necessary permissions.

A dedicated parking space and additional visitor parking are available to the front.

Higher Clovelly provides a wonderful balance between rural tranquillity and access to the North Devon coast, with beautiful countryside, coastal walks and beaches all within easy reach. The historic village of Clovelly and surrounding coastline provide an exceptional backdrop for enjoying an outdoor lifestyle, whilst the wider amenities of North Devon remain readily accessible.

Whilst offering scope for some updating and a fresh contemporary feel, 4 Winsworthy provides an excellent foundation for creating a comfortable and versatile family home. Generous gardens, flexible accommodation and a wonderful coastal setting combine to make this an exciting opportunity in Higher Clovelly.

NEED TO KNOW

Services: Mains electricity, water & drainage. Oil fired central heating.

Energy Performance Certificate (EPC): F (31)

Council Tax: Band B (£2,253.21 p/a)

What3Words:premises.title.campfire





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

rightmove

