



Clifden



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Abbotsham, Bideford, Devon, EX39 5BG

Abbotsham village 0.9 miles, Westward Ho!/Beach 1.5 miles,
Bideford 2.4 miles, Barnstaple 10.5 miles

A privately positioned home with
panoramic countryside view within
walking distance of Abbotsham Cliffs.

- 4/5 bedroom detached home in a private, elevated position
- Two bedrooms with en-suites and private balconies
- Double garage with extensive off-road parking and gated access
- Freehold
- Walking distance to Abbotsham Cliffs and SW Coast Path
- Stunning panoramic countryside views
- Approx. one-acre paddock with stables
- Council tax band F

Guide Price £1,250,000

SITUATION

Clifden is set in one of North Devon's most picturesque and sought-after locations, just a short stroll from the breath-taking Abbotsham Cliffs and the South West Coast Path. Less than a mile away lies the charming village of Abbotsham, home to a primary school, church, a popular food-serving pub, and a weekly post office/local shop. The renowned coastal village of Westward Ho! is just 1.5 miles away, offering a three mile long safe and sandy blue flag beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course, it has a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline. Just 2.4 miles away, the historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities including various shops, butchers, pubs, restaurants, schooling for all ages (public and private), five supermarkets, a variety of cafes, places of worship and a large public park. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Next and Crew Clothing. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The regional centre of Barnstaple is approximately 10.5 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line. 60 minute drive to Tiverton parkway for direct line to Paddington.



DESCRIPTION

Occupying a wonderfully secluded and elevated position within walking distance of the dramatic and picturesque Abbotsham Cliffs, this truly individual four-bedroom detached residence offers the perfect blend of rural elegance and coastal charm. Designed to maximise its panoramic countryside views, the property also boasts an approx. one-acre paddock, a substantial double garage, and extensive off-road parking.

From the moment you arrive, the sense of space, privacy, and timeless quality is undeniable. The home's striking position and wraparound gardens offer a glorious sense of tranquillity, while its proximity to the North Devon coastline places scenic walks and golden beaches virtually on your doorstep. Ideal for those seeking a country escape, equestrian pursuits, or simply a more refined way of life, this is a rare opportunity to acquire a distinctive home in one of North Devon's most beautiful settings.

ACCOMMODATION

A spacious and welcoming reception hall sets the tone, offering access to all principal rooms and a sweeping staircase to the first floor. The grand living room is a space to truly unwind-flooded with natural light from multiple picture windows that frame the far-reaching rural views. French doors open to the front garden, inviting the outside in and creating an effortless flow to alfresco living. For cosier moments, the dual-aspect sitting room features a charming log-burning stove-an idyllic spot for winter evenings. The well-appointed kitchen/breakfast room is both stylish and practical, fitted with classic oak cabinetry, a double sink inset in polished granite, and a range-style oven with stainless steel extractor. A breakfast bar adds a sociable element, while integrated appliances (including dishwasher and fridge/freezer) make this a true cook's kitchen. Leading off the kitchen is a formal dining room-ideal for entertaining in style-while an inner hallway provides access to the rear garden and the utility room. From here, doors lead into the integral double garage and a handy ground-floor shower room-perfect after muddy beach walks or countryside rambles.

Set on a split level is a bright and peaceful study, enjoying elevated views that make it a joy to work from home. This room could also be used as a single bedroom.

Upstairs, four generously sized bedrooms each offer a beautiful outlook. The principal suite and second bedroom both benefit from en-suite shower rooms and private decked balconies-ideal for morning coffee or evening sunsets. The master suite also features a walk-in wardrobe. A stylish family bathroom with bath and overhead shower completes the upper level.

OUTSIDE

A wooden five-bar gate opens to a spacious driveway with ample parking in front of the double garage. The landscaped gardens wrap around the property and offer a vibrant mix of mature plants, colourful borders, and several serene seating areas from which to soak in the views.

A five-bar gate provides access to the adjoining paddock-approx. one acre of lush land that is perfect for equestrian use, hobby farming, or simply enjoying a slice of Devon's countryside magic. There is also a block of 2 stables with mains water and electric connected.

Surrounded by peace, privacy, and natural beauty, yet just moments from some of North Devon's most stunning coastal paths, this exceptional home offers a rare opportunity to embrace a lifestyle both refined and relaxed.

PROPERTY INFORMATION

Oil fired central heating.

Mains water and electric.

Private drainage (septic tank).

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

What3words - ///stored.truck.mass



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.



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

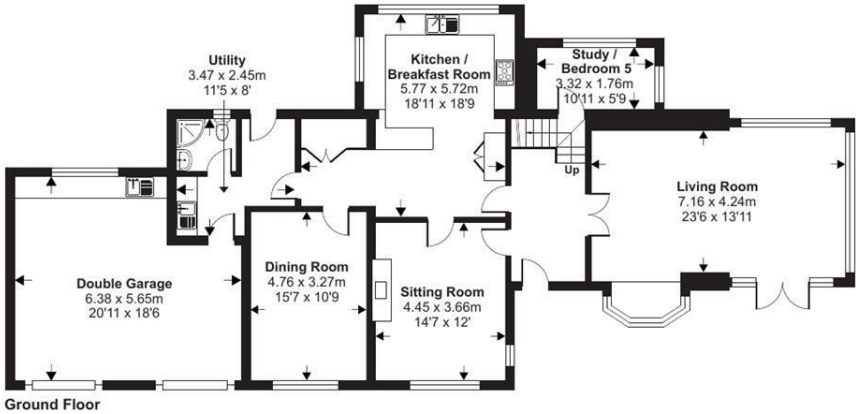
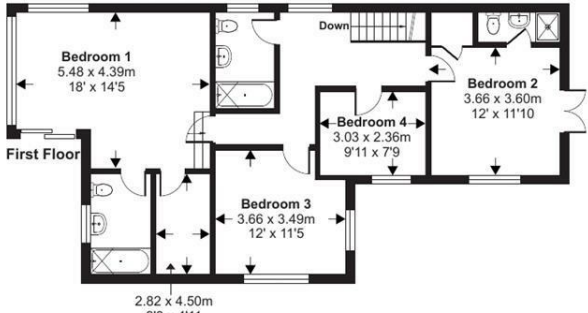
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Approximate Area = 2283 sq ft / 212 sq m
Garage = 351 sq ft / 32.6 sq m
Total = 2634 sq ft / 244.6 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1303809