



2 Boundstone Cottage

Littleham | EX39 5HW

JAMES FLETCHER

POWERED BY
exp UK



2 Boundstone Cottages

Tucked away within the ever-popular North Devon village of Littleham, this elegant mid-terrace home offers the perfect blend of stylish modern living, coupled with quiet countryside charm. Enjoying generous open-plan living, off-road parking and a South-facing garden, the property also boasts countryside views at the rear. Immaculately presented throughout, this wonderful residence is perfect for those seeking their first home, an easy to run property to relocate to North Devon, or to downsize within this peaceful yet convenient location

Littleham is an idyllic and ever-popular North Devon village, situated just 3 miles from Bideford, offering "The Crealock Arms" public house, The Milkiosk and a great community, centred around regular events held at the village hall and recreational ground. Just 5 miles from the coast, the village also offers easy access to the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow, with a number of award-winning restaurants.

Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Stepping inside, the property opens to an inviting hallway providing attractive open-tread stairs to the first floor, a useful cloaks cupboard and a ground floor cloakroom - fitted with a low-level W.C and wash basin.

Seamlessly connecting the ground floor accommodation, the hallway opens to the generous dual aspect lounge/diner, along with the kitchen at the rear. Enjoying wonderful open-plan living, the kitchen is well-fitted with a range of work surfaces comprising a 1 & ½ bowl sink & drainer unit with drawers & cupboards below and matching wall-units over, built-in appliances include an oven and hob with extractor over, a microwave, a fridge and dishwasher, along with space for a washing machine, and a door to the garden. The lounge/diner is flooded with natural light, enjoying an attractive fireplace housing a wood-burning stove, along with an adaptable conservatory at the rear, also opening onto the garden.

Stairs to the first floor open to a large landing, connecting 3 bedrooms and the family shower room. Two double bedrooms are found at the rear of the home, both providing built-in wardrobes and enjoying countryside views, whilst the third bedroom, also with a built-in wardrobe, is found at the front of the home. This room could alternatively be utilised as a home office or dressing room. The family shower room is very well-appointed - fitted with an elegant suite comprising a large walk-in shower, 'his & hers' basin with vanity unit below, a low-level W.C and a heated towel rail.

In all, this elegant home offers stylish, comfortable and easy to run accommodation within this much sought-after village location.

OUTSIDE & PARKING

The property is approached at the front by a driveway, which shared with the neighbours, providing off-road parking for 2x vehicles and leading to the large garage (5.55m x 2.87m) - providing useful storage. At the rear of the home is a sunny South-facing garden, enjoying easy maintenance with raised decking and steps down a further wild garden with an abundance of plants, shrubs and ornamental trees. The garden provides a wonderful space to relax and unwind in the sunshine at the rear of the home, or a space for friends and family to gather in the summer months.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

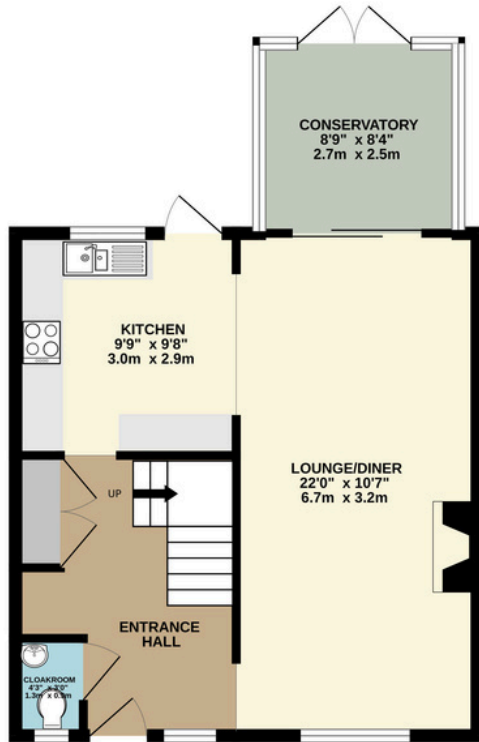




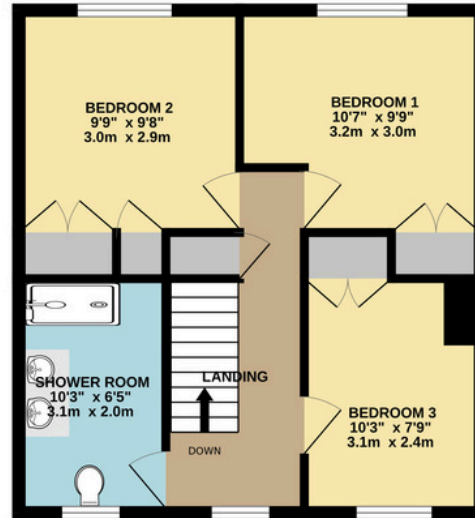
JAMES FLETCHER
exp^{UK}



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



- **Services:** Mains Electricity, Water & Drainage. Electric heating on the first floor
- **Broadband:** Superfast broadband is available 73 Mbps (Ofcom)
- **EPC:** E
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 951 sq.ft. (88.4 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.
Made with Metropix ©2026



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER

POWERED BY
exp UK

07540 256 245

james.fletcher@exp.uk.com

