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Highford Cottage
Higher Clovelly
Bideford
Devon
EX39 5SA

Offers In Region Of: £725,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Highford Cottage, Higher Clovelly, Bideford, Devon, EX39 5SA

A BEAUTIFULLY REFURBISHED PERIOD HOME WITH A SEPARATE, SELF-CONTAINED HOLIDAY BARN



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Overview

Occupying an elevated and wonderfully private position on the outskirts of Hartland, Highford Cottage is a beautifully refurbished period home with a separate, self-contained holiday barn, enjoying far-reaching views across rolling North Devon countryside towards the coast. Surrounded by open farmland and just moments from the South West Coast Path, this is a rare opportunity to acquire a lifestyle property offering genuine versatility, privacy and income potential in one of North Devon's most desirable rural settings.

The main cottage has undergone significant improvement in recent years, with careful attention paid to both longevity and character. Externally, the property has been re-rendered using traditional lime render, complemented by the installation of a French drain system, ensuring the building breathes correctly while remaining dry and well protected. These works, combined with the property's elevated position, provide reassurance alongside timeless kerb appeal.

Internally, the accommodation has been thoughtfully reconfigured and upgraded to create a harmonious balance between period charm and modern comfort. Original features such as exposed stonework, timber beams and slate flooring remain prominent, sitting comfortably alongside tasteful contemporary finishes that enhance both practicality and style. The result is a warm, inviting home with a natural sense of flow and space.

The ground floor centres around 2 generous Reception Rooms, both featuring log burners that form natural focal points and make the spaces ideal for year-round use. The main Lounge / Diner is perfectly proportioned for entertaining and everyday family life, while a separate Sitting Room offers a more intimate retreat, with doors opening directly onto the surrounding gardens and countryside beyond. The Kitchen is well-suited to hosting and family use, with a vaulted ceiling that floods the space with natural light and enhances the feeling of openness. A useful Utility Room and a ground floor Shower Room complete the lower level, adding further convenience and flexibility.

Upstairs, the first floor provides 3 well-proportioned Bedrooms, each enjoying pleasant outlooks, alongside a Family Bathroom. From the landing, a large hatch leads to a spacious Loft Room illuminated by Velux windows, offering excellent storage or scope for use as a hobby room or home office. In addition, extensive eaves storage is accessed from the landing, ensuring the home remains as practical as it is characterful.

Set slightly apart from the main house, the converted barn represents a significant asset to the property. Finished to a high standard and currently used as a successful holiday let, it provides an excellent income opportunity or ideal accommodation for guests, extended family or multi-generational living. The barn offers generous, open-plan living accommodation on the ground floor, with a Kitchen, 2 Reception Rooms and a Bathroom, while upstairs there are 2 Bedrooms and an En-suite. A log burner adds warmth and charm, and the barn benefits from its own garden areas, ensuring privacy from the main residence.

The grounds extend to approximately half an acre, wrapping around the property and making the most of the spectacular panoramic views in both directions. The gardens offer a combination of lawned areas, seating spaces and natural borders, creating an ever-changing landscape throughout the seasons. An outbuilding provides additional storage options, and is positioned between the 2 accommodations, further enhancing the privacy of each. Practical considerations are equally well addressed, with ample off-road parking, oil fired heating, mains water, and a recently installed large communal septic system, maintained via a residents' association.

Highford Cottage is a truly special home, combining refined rural living, income potential and an exceptional coastal countryside setting - a rare and compelling offering in this sought after corner of North Devon.

Council Tax Band

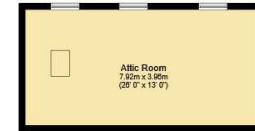
C - Torridge District Council



Cottage Ground Floor
Floor area 96.1 sq.m. (1,034 sq.ft.)



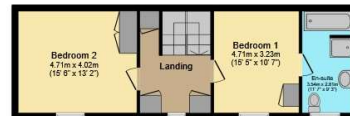
Cottage First Floor
Floor area 58.4 sq.m. (628 sq.ft.)



Cottage Loft Floor
Floor area 32.0 sq.m. (345 sq.ft.)



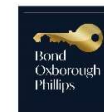
Barn Ground Floor
Floor area 43.7 sq.m. (471 sq.ft.)



Barn First Floor
Floor area 39.8 sq.m. (429 sq.ft.)

Total floor area: 270.0 sq.m. (2,906 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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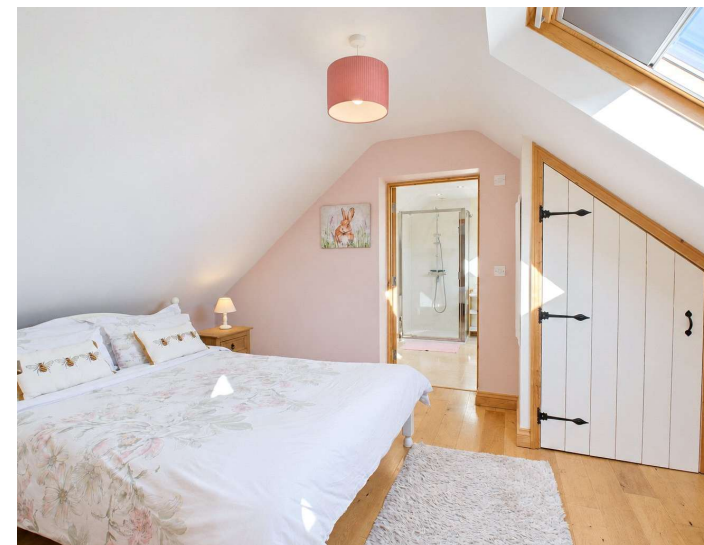
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Area Information

Clovelly is North Devon's most famous location. Even members of the most Amazonian tribes have an Auntie that visited Clovelly and rode a donkey up one of its steep streets called Up Along and Down Along.

One of the most picturesque villages in the whole country, Clovelly doubles as a working village and fishing harbour, as well as a very successful tourist attraction. It hangs on a 400ft cliff less than five minutes drive from the main road. Follow the Atlantic Highway (A39) from Bideford towards Hartland and Bude. Turn right at Clovelly Cross Garage, this is Higher Clovelly and the road winds down, down past Clovelly Court, the ancient manor house of the estate, and the parish church of All Saints which dates mainly from the 13th century. The author Charles Kingsley lived here as a child over 150 years ago. He returned here to write the novel Westward Ho! and find inspiration for The Water Babies.

The village is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay, proceed towards the Heywood Road roundabout and take the first exit towards Hartland / Bude. Continue through Horns Cross and Clovelly Cross and take the right hand turning onto the B3248 towards Hartland. After approximately one mile, the entrance to Highford Farm can be found between two pillars on your right hand side. Highford Cottage is located on your left hand side as you enter the road.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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