



Bond
Oxborough
Phillips

Changing Lifestyles

128 Stoop
Higher Clovelly
Bideford
Devon
EX39 5RW

Asking Price: £300,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

128 Stoop, Higher Clovelly, Bideford, Devon, EX39 5RW

A HIGHLY UNIQUE GRADE II LISTED THATCHED COTTAGE



- 3 Bedrooms

- Spacious Living Room with stone fireplace and wood burning stove
- Dining Room with stone fireplace & garden views
 - Sitting Room / Reading Room
 - Kitchen & Ground Floor Bathroom
- Peaceful & idyllic North Devon countryside location
 - Generous plot with extensive lawned gardens & delightful coastal views
 - Garden with greenhouse & shed
 - Garage & ample off-road parking
- Exciting renovation project with immense potential at a competitive price



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Overview

This highly unique thatched cottage is beautifully positioned in the charming and peaceful village of Higher Clovelly, nestled in the idyllic North Devon countryside. Offering a serene and picturesque setting, it is ideally suited to those seeking tranquillity, scenic walks, and easy access to coastal attractions.

128 Stoop was originally two workers' cottages (127 and 128), now thoughtfully combined into one spacious 3 Bedroom property, with charming remnants of the original layout still evident, notably the two front entrances. Set within a generous plot, the property features extensive lawned gardens, offering delightful coastal views from various vantage points.

The garden provides practical amenities, including a greenhouse, shed and garage. There is ample off-road parking accessed from the road through double doors.

Whilst the cottage would benefit from updating and modernisation, it is brimming with character and immense potential, either as a dream forever home or as an idyllic holiday retreat. Currently, the Ground Floor comprises 3 Reception Rooms and a Kitchen. The spacious Living Room enjoys a welcoming atmosphere with direct access to the Front Porch, garden views, and an attractive fireplace with a wood burning stove. The Dining Room, conveniently situated off the Kitchen, similarly features a charming stone fireplace with a wood burning stove, garden views, and another Porch entrance. The Kitchen includes a range of painted blue cabinetry, ample worksurfaces and space for domestic appliances. Completing the Ground Floor layout is a large Bathroom and an inviting Sitting Room currently utilised as a Reading Room.

Upstairs, the accommodation includes 3 Bedrooms and there are some remarkable ocean views to be enjoyed. Bedroom 1 is notably spacious and benefits from an En-suite Shower Room. Bedrooms 2 and 3 are also generously sized, separated from Bedroom 1 by an internal wall reflecting the property's original layout.

The property benefits from wood burning stoves and a selection of night storage heaters throughout.

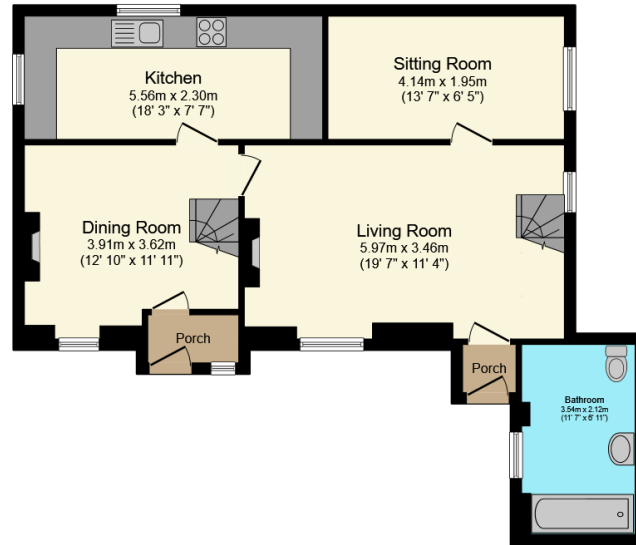
This captivating cottage represents an exciting renovation opportunity at a competitive asking price, providing the prospective buyer the chance to create their own idyllic countryside haven.

Agents Note

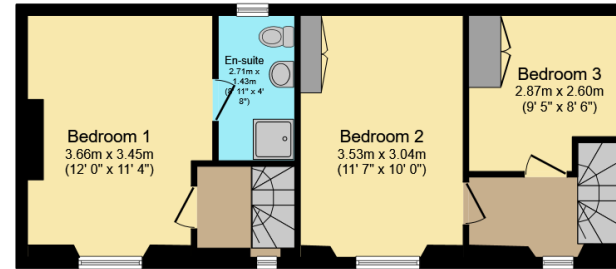
EPC Exempt. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Council Tax Band

C - Torridge District Council



Ground Floor
Floor area 70.1 sq.m. (754 sq.ft.)



First Floor
Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 119.9 sq.m. (1,291 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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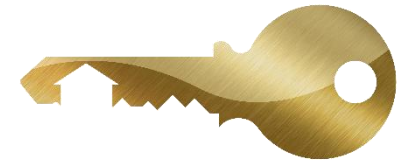
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Area Information

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 Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road travelling through the hamlets of Horns Cross and Bucks Cross and upon reaching Clovelly Cross roundabout, turn right signposted Clovelly. 128 Stoop will be found on your right hand side on the corner of Burscott Lane.

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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We are here to help you find and buy your new home...

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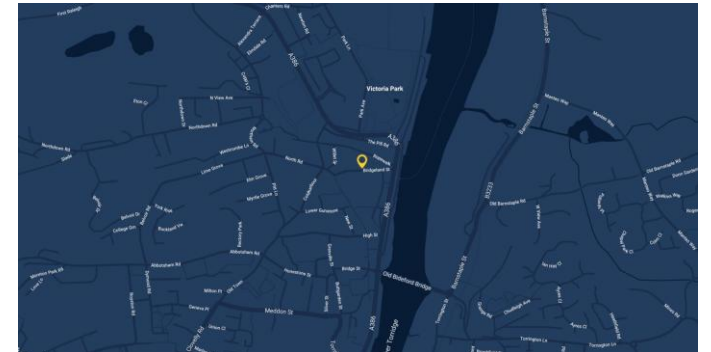
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