

Crossways  
Monkleigh  
Bideford  
Devon  
EX39 5JT

**Asking Price: £300,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Grade II listed
- Three double bedrooms
- Character throughout
- Separate reception rooms
- Upstairs bathroom
- Down stairs cloakroom
- Off road parking
- Enclosed front and rear gardens
- EPC: Exempt
- Council Tax Band: B



A stunning period house in the heart of the charming village of Monkleigh, this three bedroom property is the epitome of comfort and style. Boasting a clean and inviting interior, this home offers a cosy and homely atmosphere that is perfect for a family or professional couple. The property is situated in a quiet and peaceful location, providing a tranquil escape from the hustle and bustle of city life.

Featuring enclosed gardens to both the front and rear and off street parking facilities, this property offers both indoor and outdoor space for relaxation and entertainment. With its accessible layout and charming character, this house is sure to make you feel right at home. Don't miss out on the opportunity to own this beautiful property in a sought-after village location. Contact us today to arrange a viewing!

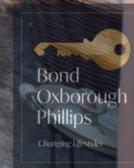
Monkleigh is ideally situated just off of the A388 providing a short skip to Bideford and the coast beyond in one direction as well as providing a link into Cornwall in the other. The village itself provides a well thought of and thriving primary school as well as The Bell public house, not to mention some fantastic countryside walks surrounding.



## Changing Lifestyles



In less than a three mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.





# Crossways, Monkleigh, Bideford, Devon, EX39 5JT



THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A RENDERED FACADE AND SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. MAINS ELECTRIC AND WATER ARE CONNECTED AS IS MAINS DRAINAGE.

BROADBAND: SUPER FAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

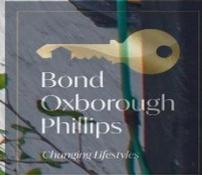
MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY OUTDOORS BUT LIMITED INSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Directions

From Torrington take the A386 signposted Bideford and after passing the Puffing Billy Public House on your right hand side, take the left hand turning signposted Frithelstock/ Monkleigh up Rackenham Hill, after passing the cottages on the right hand side take the right hand turning signposted Monkleigh, continue on this road passing through a wooded area and up the hill to the village of Monkleigh. Pass Hilton Road on your left hand side and continue up the road to the next junction where the property is located immediately on your right hand side.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

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Devon

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## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to  
contact the team at Bond  
Oxborough Phillips Sales &  
Lettings on

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.

