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Changing Lifestyles

Stone Leigh
6A Southcott Road
Bideford
Devon
EX39 3NP

Asking Price: £760,000 Freehold



Changing Lifestyles

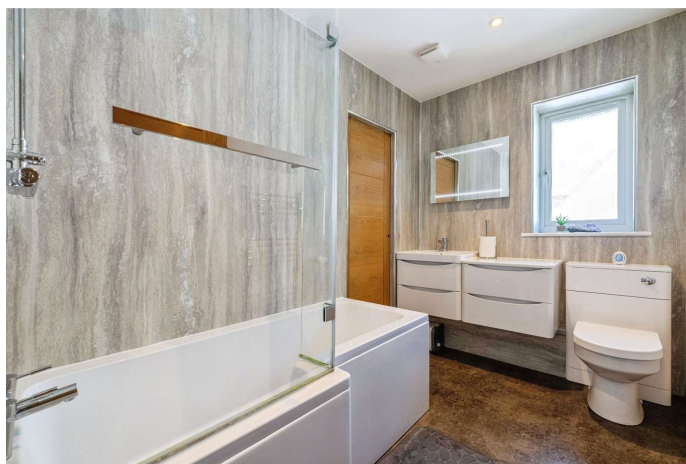
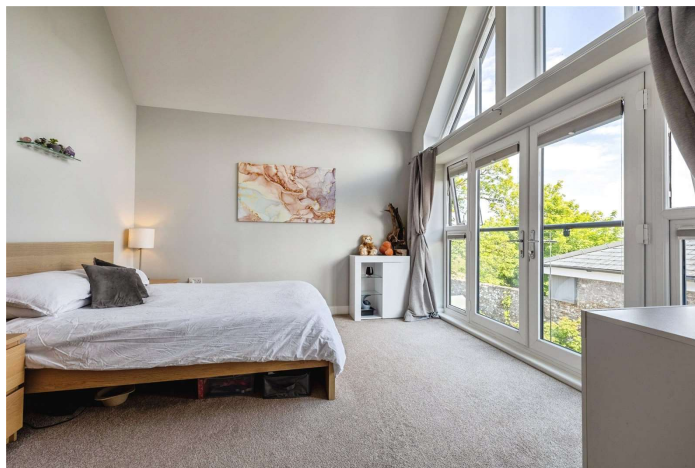
01237 479 999
bideford@boproperty.com

Stone Leigh, 6A Southcott Road, Bideford, Devon, EX39 3NP

A BEAUTIFULLY PRESENTED DETACHED HOME OCCUPYING A PEACEFUL LOCATION



- 4-5 Bedrooms (1 En-suite)
- Light-filled Living Room with bifold doors
- Modern open-plan Kitchen with central island & integrated appliances
- Modern family bathroom & downstairs Cloakroom
- Spacious driveway parking & Garage / Workshop
- Landscaped west-facing garden with patio, terraces, pergola & vibrant planting
- Garage / Workshop with first floor Studio / Office



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Overview

Stone Leigh is a beautifully presented 4-5 Bedroom detached home set within a peaceful and highly sought after residential area on the outskirts of Bideford and Northam. Perfectly positioned with the town, Victoria Park and a range of countryside walking routes just moments away, this modern property enjoys an enviable setting rarely found. Enclosed by attractive stone walls offering both privacy and charm, the home welcomes you with a brick-paved driveway providing ample parking for 3-4 vehicles, plus additional hardstanding in front of the Garage / Workshop. A gated entrance leads into a thoughtfully designed, low-maintenance front garden with stylish paving and an array of decorative trees and plants.

Inside, a spacious Entrance Hallway leads to a ground floor Cloakroom, understairs storage, and a flexible fifth Bedroom / Study. The main Living Room is an inviting, light-filled space with bi-fold doors that seamlessly connect to the garden, while wood-style luxury vinyl flooring and inset downlights add a contemporary feel. Open-plan to the living area, the modern Kitchen boasts a blend of grey and white cabinetry, a central island with induction hob and breakfast bar, quality worktops, and integrated appliances including a double oven, fridge / freezer and dishwasher. A separate Utility Room houses the gas boiler and laundry facilities.

Upstairs, the property offers 4 well-proportioned Bedrooms. The impressive Main Bedroom features an apex roof, remote control blinds and a Juliet Balcony with far-reaching countryside views, complemented by a sleek En-suite Shower Room. Bedroom 2 also enjoys a Juliet Balcony overlooking the rear garden. The modern Family Bathroom includes a 'P' shaped bath with rainfall shower and a handy storage cupboard.

To the rear, the west-facing garden is a tranquil retreat, almost entirely private and designed for enjoyment with a mix of patio, decking and artificial lawn. Beautifully landscaped terraces and vibrant planting create a colourful and calming space, while a pergola offers a perfect spot to unwind.

The Garage features an electric fob-operated door, full power and lighting, and an integral Workshop. Above the Garage, a Studio / Office space with fitted carpet, Velux windows and a UPVC double glazed door provides a superb work-from-home or hobby area.

This exceptional home must be seen to be fully appreciated and an early viewing is highly recommended.

Agents Notes

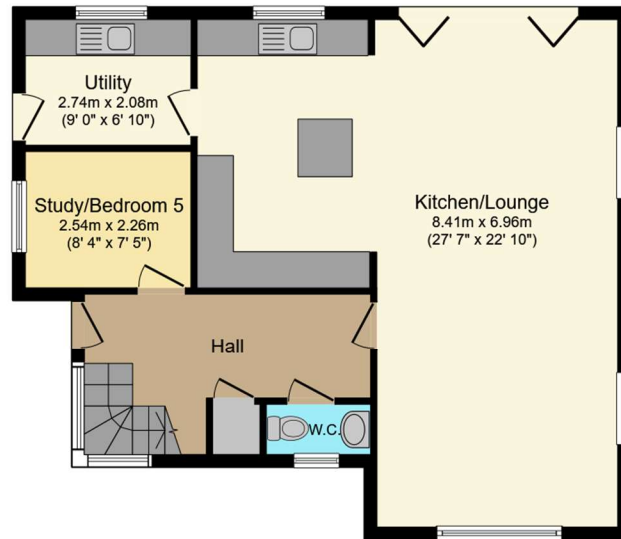
Stone Leigh benefits from underfloor heating throughout the ground floor and radiator heating upstairs.

The Garage features an electric door operated by a remote-control fob.

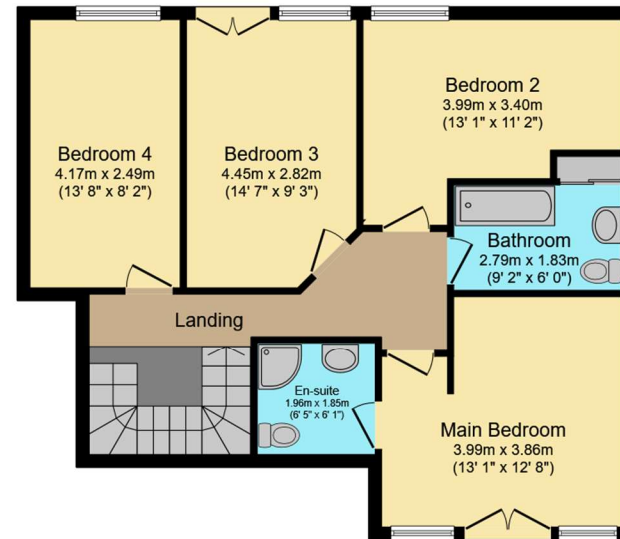
The property is also fitted with solar panels, which contribute to the heating costs and provide a modest income.

Council Tax Band

E - Torridge District Council



Ground Floor
Floor area 72.8 sq.m. (783 sq.ft.)



First Floor
Floor area 72.7 sq.m. (783 sq.ft.)

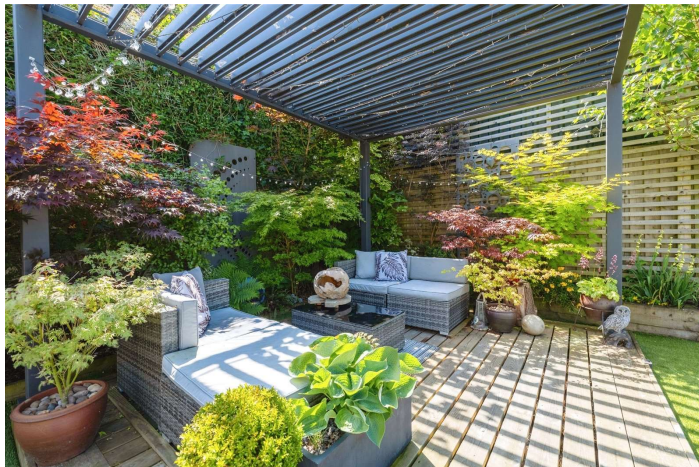
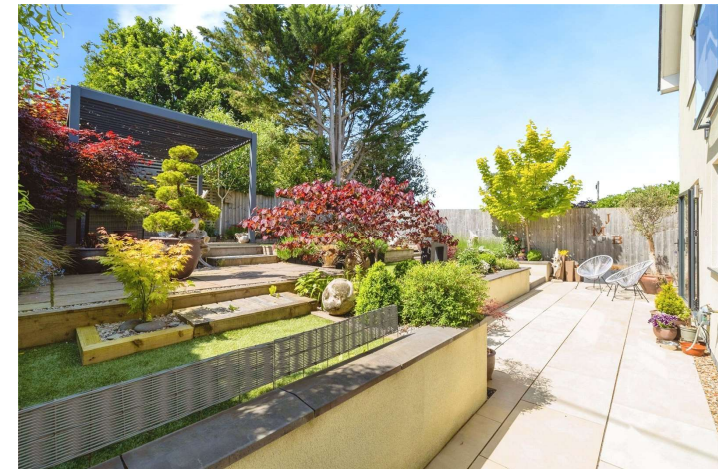
Total floor area: 145.5 sq.m. (1,566 sq.ft.)

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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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed in the direction of Northam passing Morrisons Supermarket on your right hand side. Take the left hand turning onto Raleigh Hill and the next left onto Southcott Road to where the property will be situated on your left hand side clearly displaying a nameplate

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

