



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Stone Leigh  
6A Southcott Road  
Bideford  
Devon  
EX39 3NP

**Asking Price: £685,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

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



A BEAUTIFULLY PRESENTED DETACHED HOME OCCUPYING A PEACEFUL

- 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 with studio / office space above
- Landscaped west-facing garden with patio, terraces, pergola & vibrant planting
- Garage / Workshop with first floor Studio / Office



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

## Overview

**Stone Leigh is an exceptional 5 Bedroom detached home with a stunning landscaped garden, versatile outbuilding and countryside views, set in a peaceful, highly sought after area near Bideford and Northam.**

**A generous brick-paved driveway offers parking for multiple vehicles over two levels and leads to both the main house and the impressive outbuilding – all within the same plot. The driveway sits in front of secure gates that open to a stylish, low-maintenance front garden enclosed by attractive stone walls.**

**The contemporary interior features a light-filled Living Room with bi-fold doors to the garden, open-plan to a stylish Kitchen with island, integrated appliances, separate Utility, and solar panels which feed directly into the home to help reduce energy bills. A flexible 5th Bedroom/Study and Cloakroom complete the ground floor. Upstairs, the impressive Main Bedroom boasts a vaulted ceiling, Juliet Balcony and En-suite, while Bedroom 2 also has a Juliet Balcony overlooking the garden. There are 3 further Bedrooms and a modern Family Bathroom.**

**The private, west-facing garden is beautifully landscaped with terraces, seating areas and a pergola for relaxing.**

**The substantial outbuilding includes a garage with electric door, workshop, and a fully carpeted studio/office above with Velux windows – ideal for working from home, hobbies, or Airbnb potential, with plumbing easily added.**

**With its prime location close to town, Victoria Park and countryside walks, this home offers style, versatility and convenience – early viewing advised.**

## Agents Notes

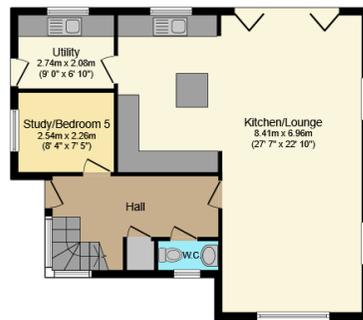
Stone Leigh benefits from underfloor heating throughout the ground floor and radiator heating upstairs.

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

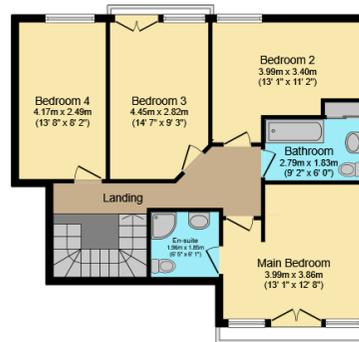
The property is also fitted with solar panels, which contribute to the heating costs.

## Council Tax Band

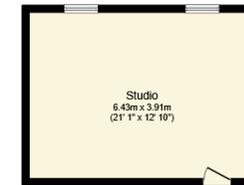
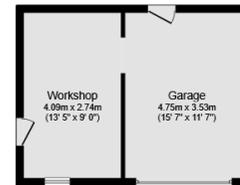
E - Torridge District Council



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



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



**Outbuilding**  
Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 205.7 sq.m. (2,214 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](http://www.Propertybox.io)





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



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

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



## 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.

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 available 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.

Changing Lifestyles

01237 479 999  
bideford@boproperty.com

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

5 Bridgeland Street  
Bideford  
Devon  
EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 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

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

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		

