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Changing Lifestyles

Hame
Eastleigh
Bideford
Devon
EX39 4PA

Asking Price: £315,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Hame, Eastleigh, Bideford, Devon, EX39 4PA

AN ENCHANTING CHARACTER COTTAGE



- 3 Bedrooms
- Attractive Bathroom
- Spacious Living Room with impressive stone chimneybreast & multi-fuel burner
- Dining Room with original stone fireplace & bread oven
- Rustic Kitchen
- Delightful enclosed rear garden with raised deck & pergola seating area
- Peaceful rural location offering tranquillity



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Overview

Tucked away in the peaceful hamlet of Eastleigh on the quiet rural outskirts of Bideford, this enchanting 3 Bedroom character cottage is a true gem that effortlessly blends character and charm with exceptional presentation. With its thick walls and period features, this home stands out as a cut above the ordinary, offering a warm and inviting atmosphere throughout.

A solid wood front door opens to a welcoming Entrance Hall, leading left into a spacious and airy Living Room boasting a multi-fuel burner nestled in an impressive stone chimney breast - ideal for cosy evenings in.

The central heart of the home is the versatile Dining Room, which accommodates both relaxing and entertaining. Here, a delightful stone feature fireplace with original bread oven adds to the cottage's charm, and there is a useful understairs storage cupboard and a window to the front. The Kitchen continues the rustic appeal with wooden eye and base level cabinets with matching drawers, wood and tiled work surfaces, a large electric cooker (included in the sale), built-in dishwasher, built-in freezer, space for a freestanding fridge / freezer and space for a washing machine, plus a window to the front and a door to the garden.

Stepping outside, the fully enclosed rear garden is a haven of colour with a delightful array of plants and flowers. A raised deck offers an inviting seating area, complemented by a pergola covering a further seating spot. A useful shed provides handy storage and additional space for a tumble dryer. The property benefits from having the space to park a car directly in front of the house.

Upstairs, the Main Bedroom impresses with its grand proportions, built-in wardrobes and a front-facing window. The second Bedroom features a window and a useful shelf recess, while the third Bedroom is also a generous size with a front window. The Bathroom is attractively fitted with a bath with shower over, a close couple dual flush WC, a pedestal wash hand basin, tile effect flooring and an obscure window.

This beautifully presented home offers the perfect blend of period charm and modern convenience, all in a delightfully quiet location. Early viewing is highly recommended.

Agents Notes

This property has septic tank drainage and electric radiator central heating. It also has a half-boarded loft space.

Council Tax Band

C - North Devon Council



Ground Floor

Floor area 59.6 sq.m. (642 sq.ft.)



First Floor

Floor area 56.0 sq.m. (603 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 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

Located in the pretty hamlet of Eastleigh surrounded by beautiful Devon countryside with nearby walks along footpaths and bridleways with the convenience of Barnstaple and Bideford towns within a 15 minute drive.

Eastleigh is within easy reach of the sandy beach at Instow (2.5 miles) and all of the amenities that this highly popular village has to offer including a hotel, local shop, cafe, delicatessen, galleries, various public houses and restaurants. There is also a primary school, church, sailing club and access to the Tarka Trail, which affords excellent walks with superb cycle rides.

The port and market town of Bideford sits on the banks of the River Torridge and offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for ages (public and private) and supermarkets.

The regional centre of Barnstaple offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361 which connects to the motorway network via Junction 27 of the M5 or via rail and the Tarka Line.

Directions

From Bideford Quay proceed over the Old Bideford Bridge and turn left at the mini roundabout. Proceed along this road before turning right into Manteo Way. Drive up the hill and take the first left hand turning onto Old Barnstaple Road. Drive on for a few miles until reaching the village of Eastleigh. There is a sharp left hand turning to where Hame will be found 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 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		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

