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Changing Lifestyles

12 Arthurs Lea
Abbotsham
Bideford
Devon
EX39 5AN

Guide Price: £450,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

12 Arthurs Lea, Abbotsham, Bideford, Devon, EX39 5AN

A SPACIOUS DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Welcoming Living Room with wood burning stove
 - Large & sociable open-plan Kitchen / Dining Room with doors leading out to the rear garden
- Utility Room with access to the rear garden & the Garage
- Ground Floor Cloakroom & First Floor Bathroom
- Single Garage, off-road parking & additional hardstanding
- West-facing rear garden providing a serene retreat



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Overview

Nestled within an enchanting cul-de-sac in the idyllic North Devon village of Abbotsham, 12 Arthurs Lea is a radiant and spacious 4 Bedroom family home that offers a lifestyle of peace, comfort and modern practicality.

Tucked discreetly into this small and exclusive development, the property welcomes you with a sense of calm and space. The light and airy interior opens with a generous Reception Hall, leading into a welcoming Living Room with two UPVC double glazed sash windows and a central “Stovax” wood burning stove - perfect for cosy evenings.

The heart of the home is now a large and sociable open-plan Kitchen / Dining Room, created by removing the dividing wall between the original kitchen and dining spaces. This stylish new layout is ideal for family life and entertaining, with integrated appliances, plentiful worktop space, and doors leading out to the rear garden. Adjacent, the Utility Room provides additional storage and access to both the rear garden and the integral Single Garage.

Upstairs, 4 well-proportioned double Bedrooms offer flexibility for growing families or guests. The Master Bedroom benefits from a modern En-suite Shower Room, while the remaining Bedrooms are served by a smart and functional Bathroom.

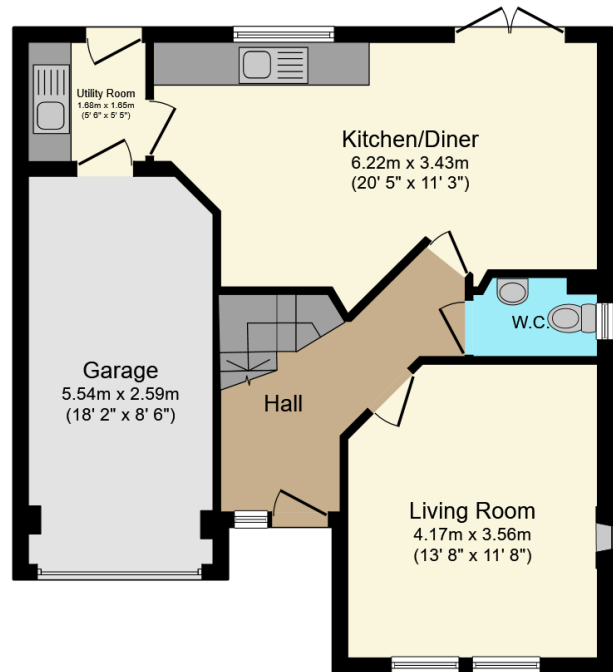
Outside, the front garden features a broad expanse of stone chippings providing generous parking for multiple vehicles, alongside the garage and additional hardstanding. The west-facing rear garden is both private and easy to maintain, featuring a paved seating area, wrap-around timber decking, and raised flower beds - ideal for enjoying summer evenings.

Set in the ever-popular village of Abbotsham, known for its warm community, reputable primary school and highly regarded local pub, the home also enjoys easy access to the coast and countryside. The South West Coast Path leads to the nearby seaside village of Westward Ho!, while the market town of Bideford is just a short drive away.

This is a rare opportunity to secure a spacious home in a truly desirable setting.

Council Tax Band

E - Torridge District Council



Ground Floor
Floor area 61.5 sq.m. (662 sq.ft.)



First Floor
Floor area 58.9 sq.m. (634 sq.ft.)

Total floor area: 120.5 sq.m. (1,297 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

Abbotsham is a delightful village central to some lovely swathes of Devonshire countryside. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly. The rugged and breathtaking Greencliffs is where a seam of very rare type of coal emerges from the earth. Bideford Black as it's called, is only found in this region and you can find pieces of it strewn along the rocks. Take some home to use as charcoal!

Abbotsham itself enjoys a good pub, a twice weekly outreach post office, primary school, church and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's within short driving distance of the Atlantic Highway (A39) that is 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.

Directions

From Bideford Quay, proceed to the A39 Heywood Road roundabout and take the first exit towards Bude. After a short distance, at the traffic lights, turn right towards Westward Ho! Take the next left hand turning signposted Abbotsham and proceed to the village. As you enter the village, take the left hand turning onto a small lane to where Arthurs Lea will be found on your right hand side. As you enter the estate, take an immediate right hand turn to where number 12 is located at the very top of the road.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	