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Changing Lifestyles

Candle Cottage
Westleigh
Bideford
Devon
EX39 4NN

Asking Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Candle Cottage, Westleigh, Bideford, Devon, EX39 4NN

A CHARMING & CHARACTERFUL HOME WITH DELIGHTFUL ESTUARY GLIMPSES



- 3 Bedrooms
- 2 welcoming Reception Rooms
- Kitchen with ample space for food preparation & informal dining
 - Ground floor Bathroom
- Private front patio garden - perfectly placed to enjoy the sun & the views
 - No onward chain
- Easy access to nearby Instow, Bideford & the Tarka Trail
 - This property combines character, comfort & convenience in one of North Devon's most sought after villages



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Overview

Tucked away in the peaceful and pretty village of Westleigh, just moments from Instow and the North Devon coast, Candile Cottage offers a wonderful opportunity to own a charming and characterful home with delightful estuary glimpses. This beautifully presented 3 Bedroom cottage occupies a generous corner plot and enjoys a lovely southerly aspect. The exterior is a mix of natural stone and whitewashed render, with climbing greenery that complements its traditional style. The front patio garden is private, low maintenance and perfectly placed to enjoy the sun throughout the day, while the position allows for a broad outlook down the lane and across to the Torridge Estuary and rolling countryside beyond.

Internally, the property has been thoughtfully maintained by the current owner for over 30 years and is ready to move straight into, with no onward chain. The generous ground floor accommodation includes 2 welcoming Reception Rooms – one of which enjoys a log effect gas burner for added cosiness. A proportionately sized Kitchen offers ample space for food preparation and informal dining. Throughout the ground floor, natural exposed wooden floorboards and soft-toned walls deliver a calming, cottage-chic feel. This level is completed by a ground floor Bathroom, which is unusually spacious for a village centre cottage.

Upstairs, there are 3 Bedrooms and a WC. The Main Bedroom is especially spacious, while Bedrooms 2 and 3 offer flexibility for family living, guests or home working. With some internal stud walls already in place, such as around the airing cupboard and WC, there is great potential to reconfigure the first floor to suit your lifestyle needs - including the potential for En-suites in both the double bedrooms, especially by utilising the very large cupboard in the Main Bedroom.

Set on mains gas, water and sewerage, and with easy access to nearby Instow, Bideford and the Tarka Trail, Candile Cottage combines character, comfort and convenience in one of North Devon's most sought after villages. Early viewing is strongly advised to appreciate the space, charm and scope this lovely home provides.

Council Tax Band

C - North Devon Council



Total floor area: 108.6 sq.m. (1,169 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

Situated not far from the Estuary, Westleigh sits on a hill overlooking the River Torridge with enviable views of the local countryside.

The village, itself, is small comprising of approximately 50 houses, an Inn and a Church. Despite its small size, Westleigh has a strong sense of community, and there are several local events and festivals that take place throughout the year. Westleigh has its own Cricket Club that offers great views over the River Torridge.

Westleigh has easy access to shopping facilities, the coast and scenic walks and cycle routes along the Tarka Trail. The port of Bideford lies two miles south-west and the busy market town of Barnstaple seven miles north-east, Instow, Clovelly, Ilfracombe, Westward Ho! and Exmoor are all within easy reach. Some parts of the village still belong to the Christie Estates and their beautiful house and gardens at Tapeley Park are immediately adjacent to the Parish.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/movie.regime.sedative>

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, turn left signposted Barnstaple. After approximately 1.8 miles, take the right hand turning signposted Westleigh and continue up the hill into the village. Parking is available throughout the village on-street or at a nearby carpark by the village pub.

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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

