



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Lavington Cottage  
12a Willett Street  
Bideford  
Devon  
EX39 2NZ

**Guide Price: £315,000 Freehold**



Changing Lifestyles

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

Lavington Cottage, 12a Willett Street, Bideford, Devon, EX39 2NZ

## A HANDSOME PERIOD HOME



- 4 Bedrooms
- 2 Shower Rooms
- Bright Living Room with French doors opening to the garden
  - Separate Dining Room
  - Understairs Utility/Cloakroom
- Practical & stylish Kitchen opening to the garden
- Private, fully enclosed, low-maintenance, suntrap walled courtyard garden
  - Nearby rented parking space
- Set in the very heart of Bideford on a quiet & characterful street



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## Overview

**Set in the very heart of Bideford on quiet, characterful Willett Street, Lavington Cottage is a handsome period home that blends classic charm with generous, versatile space and an enviable town centre lifestyle. Formerly a successful holiday let and now a much-loved family home, it has been thoughtfully upgraded in recent years, including new solid timber double glazed windows and doors and a high standard of presentation throughout.**

**The ground floor is arranged around a private, fully enclosed courtyard, enhancing light and flow: a welcoming Porch with an impressive solid wood front door leads into a bright Living Room where French doors open to the garden; a separate Dining Room provides ample space for a large table and links to a discreet downstairs Utility/Cloakroom with sink and WC; the Kitchen is practical and stylish with marble effect worktops, a good run of base units, sink with mixer, space for a cooker and undercounter fridge and plumbing for a washing machine, with a door straight out to the courtyard.**

**Upstairs, 2 particularly generous first floor Bedrooms are complemented by a contemporary Shower Room with a walk-in double enclosure (rainfall head and hand shower), cabinet basin and dual flush WC. The top floor offers an expansive Main Bedroom that easily doubles as a retreat for hobbies or home working, served by a chic, fully tiled Shower Room, and connects to a useful Gym/Office. The fourth Bedroom will also be found on this floor.**

**Outside, the walled courtyard is a tranquil, low-maintenance suntrap with raised planting, a covered store and gated pedestrian access to the street; cafés, restaurants, shops, the park and the quay are all moments from the front door, and the cottage also benefits from a nearby rented parking space.**

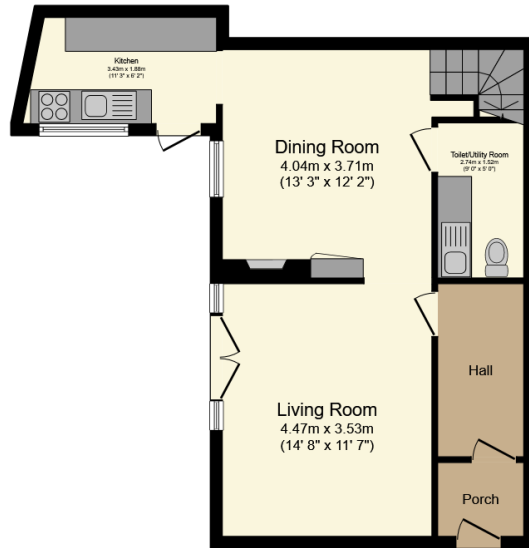
**A rare opportunity to secure an impressive period property in Bideford's vibrant centre, Lavington Cottage offers space, flexibility and convenience in equal measure; early viewing is strongly recommended.**

## Agents Note

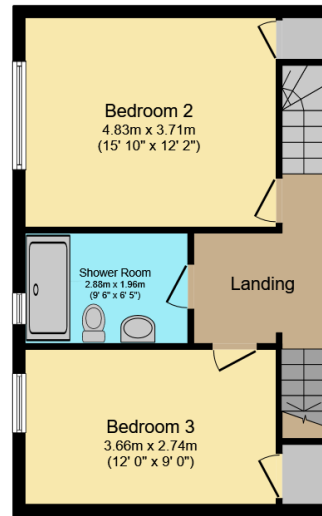
The property comes with a rented parking space which has been paid up until end of March 2026. A yearly permit costs approximately £540.00.

## Council Tax Band

A - Torridge District Council



**Ground Floor**  
Floor area 52.1 sq.m. (561 sq.ft.)



**First Floor**  
Floor area 45.9 sq.m. (494 sq.ft.)



**Second Floor**  
Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 143.9 sq.m. (1,549 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)





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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 out of the norm 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 in 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 very good regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe with ease.

## Directions

Proceed up Bridgeland Street passing our office on your right hand side. Follow the road as it bears right and take the right hand turning onto Willett Street. Lavington Cottage will be seen directly in front of you 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.

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

5 Bridgeland Street

Bideford

Devon

EX39 2PS

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## 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.

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the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 