



Bond  
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*Changing Lifestyles*

Stag's Rest  
2 New Buildings  
Monkleigh  
Bideford  
Devon  
EX39 5JY

**Asking Price: £250,000 Freehold**



Changing Lifestyles

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



Stag's Rest, 2 New Buildings, Monkleigh, Bideford, Devon, EX39 5JY

## A BEAUTIFULLY PRESENTED COTTAGE



- 2 Bedrooms
- Welcoming Sitting Room, full of character with exposed stone & timber details
- Bright, well-fitted Kitchen enjoying views across the garden
  - Upstairs Bathroom
  - Recently installed Calor gas fired boiler
- Lovingly tended rear garden - a true highlight, capturing wonderful countryside views
  - No onward chain
- A well-cared-for cottage combining period charm with modern comfort
- Enjoying a peaceful village setting just a short stroll from the local pub & primary school



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## Overview

**Set in the heart of the picturesque North Devon village of Monkleigh, Stag's Rest is a beautifully presented 2 Bedroom mid-terrace cottage combining period charm with modern comfort. The home enjoys a peaceful village setting just a short stroll from the local pub and primary school, while the market town of Bideford lies only a few miles away, offering a full range of amenities and easy access to the coast at Westward Ho!**

**Inside, the cottage is immaculately maintained throughout, retaining its traditional appeal while offering all the conveniences of modern living. The ground floor features a welcoming Sitting Room, full of character with exposed stone and timber details, and a bright, well-fitted Kitchen enjoying views across the garden. Every space has been thoughtfully arranged to make the most of the natural light and the home's cosy proportions.**

**Upstairs are 2 generous double Bedrooms, each beautifully decorated and offering views over the surrounding countryside. The Bathroom is a standout - spacious and well appointed, continuing the cottage's tasteful and timeless presentation. A recently installed Calor gas fired boiler ensures warmth and efficiency throughout the seasons.**

**Outside, the rear garden is a true highlight - lovingly tended and offering an idyllic backdrop for relaxation or entertaining. With a blend of lawn, patio and colourful planting, it captures wonderful open views across the rolling countryside beyond. The space offers both privacy and tranquillity, ideal for those who value outdoor living.**

**The village of Monkleigh itself is a thriving and friendly community, surrounded by scenic walks and open farmland yet perfectly positioned between Great Torrington and Bideford. This makes Stag's Rest an ideal choice for those seeking a full-time home in a welcoming rural setting or a peaceful retreat for holidays and weekend escapes.**

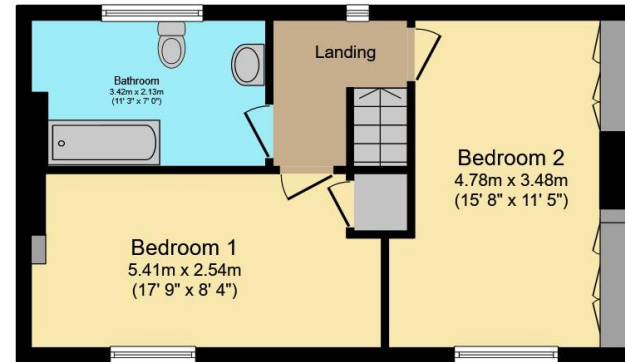
**Offered for sale with no onward chain, this delightful property represents an excellent opportunity to purchase a well-cared-for cottage in one of North Devon's most sought after villages.**

### Council Tax Band

D - Torridge District Council



**Ground Floor**  
Floor area 42.4 sq.m. (457 sq.ft.)



**First Floor**  
Floor area 41.5 sq.m. (446 sq.ft.)

Total floor area: 83.9 sq.m. (903 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









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## Area Information

Monkleigh is a small village conveniently located between the market town of Great Torrington and Bideford. The village has a range of local amenities including a church, garage and a very popular primary school together with an active village hall and visiting library and post office.

The historic cavalier's town of Great Torrington is approximately 4 miles away and offers a small supermarket, primary and secondary schools and a very impressive arts centre and cinema.

Country walks and drives are a must in Devon, with the wild North Coast in easy driving distance, as well as Bude to the extreme west. Cyclists can make the most of the Tarka Trail's relative proximity too which serves as one of the country's most pleasant yet easy going routes in the UK.

Monkleigh is also 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. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy and Ilfracombe from Great Torrington.

## Directions

From Bideford Quay proceed towards Torrington travelling through Landcross and taking the right hand turning signposted Holsworthy. Continue through the hamlet of Saltrens and onto Monkleigh turning left at the sharp bend and left again to where the road forks. Stag's Rest will be located on your left 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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# We are here to help you find and buy your new home...

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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.

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             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

