



## Lester House Westleigh, Bideford, EX39 4NN

Guide price £695,000

Wow! A gardener's paradise awaits...

A charming and beautifully presented attached cottage situated in a lovely position within the small village of Westleigh which lies just of the banks of the river Torridge enjoying far reaching views towards the estuary. The property is believed to date back over 300 years in parts with later additions and has been superbly restored recently after being part of a local estate for many years.

The house now provides superb accommodation including three excellent bedrooms including 1 en suite facility, plus further bathroom. A very large living room with fireplace and wood burning stove - open including a beautiful dining plus a totally new kitchen that opens with bi-folding doors to an amazing patio and the rest of the grounds.

The property and the gardens have been sympathetically restored by its current owner whilst it still retains many period features including an inglenook fireplaces and exposed ceiling timbers.

The outside space is of particular note - and is real treat! It includes a beautiful stone patio, stunning lawns, well stocked borders, a large pond teeming with wildlife, raised beds and a large timber greenhouse (perfect for gardeners) - There is even a lawn for croquet!

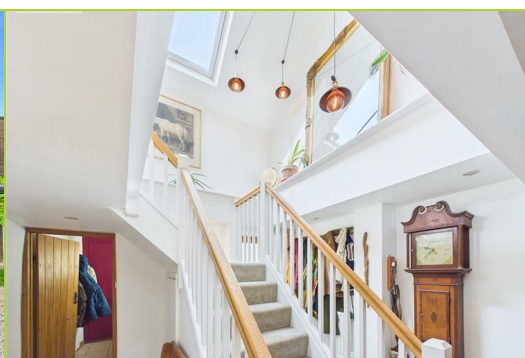


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

