



Cliff Cottage



South West Coastal Path on your doorstep, Parkham 2.9 miles, Bideford 6 miles, Barnstaple 16 miles.

Period attached cottage situated in a picturesque location moment away from the South West Coastal Path

- Characterful Period Cottage
- Picturesque Location
- Moments from South West Coastal Path
- Two Reception Rooms
- Three Bedrooms
- Front and Rear Gardens
- No Onward Chain
- Ideal Main Home or Holiday Let

SITUATION AND AMENITIES

The property is located in Peppercombe which sits within the coastal hamlet of Horns Cross with views over the surrounding countryside to the sea in the distance and convenient access to the A39. Horns Cross is a small community with a car garage, public house (serving food) and nearby fantastic coastal walks with views over the neighbouring Portledge Estate and rugged North Devon coastline. The nearest village is Parkham is around 2.9 miles away, which benefits from a primary school, butchers, church and a public house that has recently been renovated. The property is also located close to Atlantic Academy school, the award winning thatched public house & luxury hotel 'The Hoops Inn' and the historic picturesque coastal village of Bucks Mills, with a pebbled beach, pubs and access to the South West Coast Path, that like Peppercombe offers miles of dramatic coastal walks with stunning vistas.

A wider range of amenities can be found 6 miles away at the port and market town of Bideford which sits on the banks of the River Torridge. Amenities include banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for all ages (public and private), retail park and 5 supermarkets. The regional centre of Barnstaple is approximately 16 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 which connects the motorway network via junction 27 of the M5 or via rail and the Tarka Line.

For further information about Peppercombe's pebbly beach and walks through the valley, visit the National Trust's website (www.nationaltrust.org.uk/bideford-bay-and-hartland/features/peppercombe-valley)

DESCRIPTION

We are delighted to offer for sale this pretty, attached period cottage situated in the coastal hamlet of Peppercombe, looking out over National Trust land with the sea in the distance and being only a short walk to the picturesque Peppercombe Beach. Believed to have been constructed in the 1830's Cliff Cottage has been a much loved second home for the current owners who have owned the property for over 17 years. On the ground floor, there are two reception rooms living room and formal dining room, kitchen and utility room. On the first floor there are three decent sized bedrooms and shower room.

Outside there is a pretty walled front garden and enclosed rear courtyard garden with a handy outside shower, perfect when coming home from the beach, washing wet suits or the muddy dog. Cliff Cottage is perfect for buyers looking for a comfortable cosy base to explore this stunning rugged North Devon coastline or would make a delightful main home being within walking distance of the coast and a 10 minute drive to Bideford town.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

LETTING POTENTIAL

Subject to inspection, Stags Lettings department believe that the property could achieve a potential rental income of around £800 PCM as a residential letting property.

DIRECTIONS

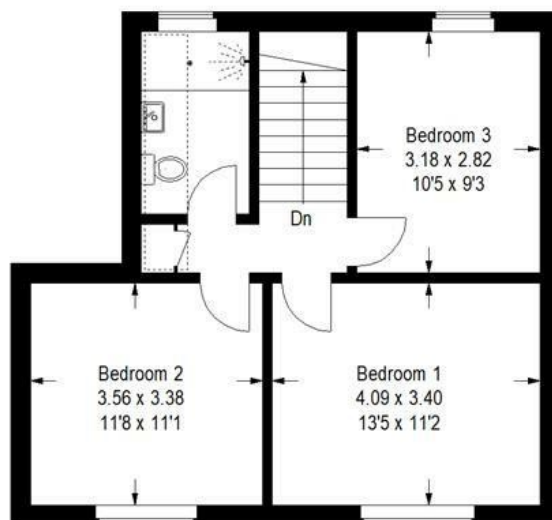
From Bideford proceed towards Bude on the A39 passing through the village of Fairy Cross. Continue along the road until reaching Horns Cross and turn right by the pub (on the right hand side) where the property can be found on the left.

There is no off-road parking or garaging with this property.

Guide Price £249,950



Approximate Gross Internal Area
96 sq m / 1033 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID804674)

These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current 99
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(39-47) F	
(31-38) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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