



Beechwood



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Welcombe, Bideford, Devon, EX39 6HF

Welcombe Mouth/beach 1.4 miles, Hartland village 5 miles,
Bude/beach 13 miles

**Rare and characterful home in one of
Devon's most spectacular coastal
locations**

- Attached period home
- Countryside & distant sea views
- Prestigious location
- 3 Double bedrooms
- 1.27 Acre gardens
- Outbuildings & carport
- Welcombe Mouth beach 1.4 miles
- Walking distance to the pub
- Walking distance to the pub

Guide Price £574,950

SITUATION

Beechwood is located in a private and tranquil location enjoying uninterrupted views over the surrounding countryside through the valley and down towards Welcombe Beach. The rugged coastline around this region is extremely dramatic, beautiful and classed as an Area of Outstanding Natural Beauty (AONB). The renowned Welcombe Mouth is a quiet and tranquil beach, much quieter than some of the sandy beaches further down the coast due to its limited access and remoteness, it is one of North Devon's best kept secrets! The village has a good range of amenities including a period Inn (serving daytime and evening meals) and active village church. The larger village of Hartland has an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre, church and primary school. Just over the Cornish border is the coastal town of Bude with a range of larger shopping facilities, amenities and beach. Bideford Town (around 17 miles) and the regional centre of Barnstaple (27 miles) offer a wider range of shops, businesses, (Barnstaple) train station, restaurant, leisure and commercial venues and access to the M5 motorway network via the A361.



DESCRIPTION

Stags are delighted to offer for sale this magical, period attached property which presents elevations, principally of stone and cob with colourwash white render beneath a slate tiled roof. The property has a plethora of period style features that you would expect of a property of this age combined with modern conveniences. The accommodation is deceptively spacious and very adaptable, with multiple rooms that could be used as bedrooms or reception rooms, making Beechwood perfect for a main principle residence, holiday home or holiday letting, small B&B or dual occupation.

On the ground floor, an entrance hallway leads to a cosy living room with large stone fireplace with wood burning stove and bread oven. From the living room, a secondary staircase leads to the main bedroom, there is a door to the kitchen/ breakfast room and an opening into a useful study/playroom. The large open plan and spacious kitchen/breakfast room is the heart of the property with a range of modern country style kitchen units and plenty of space for a farmhouse table and chairs and a Welsh dresser. There are French patio doors that lead to the South facing garden, spiral staircase leading to the first floor, door to a useful utility room and doorway leading into the sitting room which also has patio doors leading to the outside. On the first floor there is a landing with doors leading to the main bathroom which had three-piece suite and three double bedrooms, with the main bedroom enjoying a stunning vaulted ceiling and open plan luxury bathroom with roll top bath. The majority of the rooms enjoy either fabulous countryside and distant sea views.

OUTSIDE

The property is approached via a long gated private stone chipping driveway which leads to an extensive parking area in front of the property as well as an attached carport. The beautiful gardens and grounds amount to a total of around 1.27 acres and include a formal rear lawned garden with summer house and useful storage outbuildings. To the front there is a stone chipping laid seating area surrounded by stunning well stocked flower and shrub beds and decked pathways leading to areas of secret garden. The remaining land have an impressive array of mature and ornamental trees and shrubs, extensive lawn and wildlife meadows.

DIRECTIONS

From Bideford, proceed on the A39 towards Bude until reaching Welcombe Cross. Take the right hand turning signposted towards Welcombe. After approximately 1 mile the road forks, take the right hand fork signposted towards 'The Church'. Continue into the village of Welcombe and then take the right hand turning signposted towards Linton, where the entrance to the property can be found on the left hand side.

SERVICES

Mains water and electricity. Oil central heating. Private septic tank. According to Ofcom, Ultrafast broadband is available at the property, and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



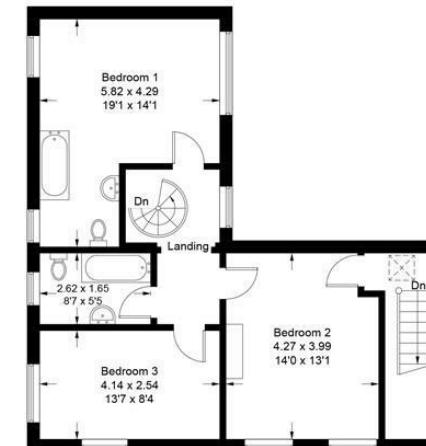
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

4 The Quay, Bideford, Devon,
EX39 2HW

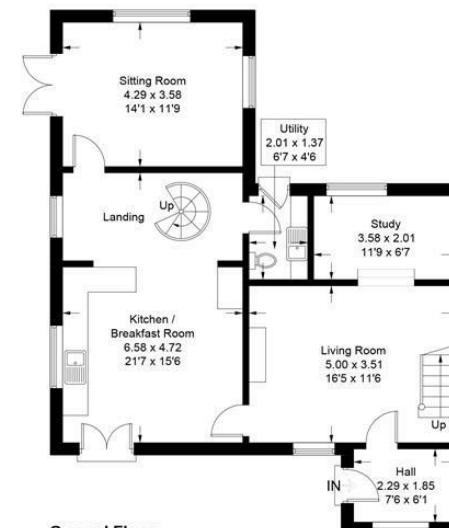
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Approximate Gross Internal Area = 139.1 sq m / 1498 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID794567)



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