



Pines Cottage



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Eastleigh, Bideford, Devon, EX39 4PA

Bideford 3 miles Instow Beach 2.5 miles Barnstaple 6 miles

A delightful and spacious cottage with annexe, paddock, gardens and far-reaching countryside views.

- Four spacious double bedrooms
- Three versatile reception rooms
- Modern, well-equipped kitchen
- Attractive landscaped gardens
- Range of useful outbuildings
- Ample driveway parking
- Peaceful rural setting
- Far-reaching views
- Freehold
- Council Tax Band E

Guide Price £650,000

SITUATION

The pretty hamlet of Eastleigh is surrounded by beautiful Devon countryside. The town of Bideford (3 miles) sits on the banks of The River Torridge and offers a wide range of amenities including various shops, pubs, restaurants, cafes, places of worship and schooling for all ages (public and private). The regional centre of Barnstaple (6 miles) offers the area's main train station, business, shopping and commercial venues and good transport links via train or the A361 Link Road connecting to the M5 at Junction 27.

Visitors to the area are attracted by the famous north Devon beaches at Westward Ho! and Croyde; the nearby estuary at Instow; the Tarka Trail offering over 30 miles of traffic free cycling; the oldest golf course in England (Royal North Devon) and two championship Links courses at Saunton; the Instow Yacht club; the Tarka tennis centre; stunning scenery and walking in Exmoor National Park and much more.



DESCRIPTION

A characterful 4-bed detached former farmworker's cottage, believed to date back to the early 20th century and having been thoughtfully extended and improved over time. The accommodation now extends to approximately 2,024 sq ft with an additional 343 sq ft of versatile outbuildings.

The property enjoys a generous plot including paddock with attractive gardens, a gated gravel driveway providing ample parking, and enviable rural surroundings, all while being just a short distance from local amenities and major transport links.

ACCOMMODATION

The main Sitting Room has French doors overlooking the garden. This is a dual-aspect room with feature fireplace, offering a comfortable family living space. Adjacent lies the formal Dining Room with multi fuel burner and stairs rising to the first floor. Access to ground-floor WC and utility storage.

A well-proportioned Breakfast Room provides a further reception area, ideal for informal dining, which leads into the modern Kitchen featuring oil-fired AGA stove, quartz worktops, integrated oven and dishwasher and dual-aspect windows flooding the space with natural light. A useful rear Utility area completes the ground floor.

The first floor comprises four well-proportioned bedrooms. Bedroom 1 enjoys delightful rear aspect views, generous proportions and built-in wardrobe. Bedrooms 2 and 3 are served by a family bathroom with large double shower, sink and WC. Bedroom 4 could be combined with the dining room below to create an annexe with separate access (STPP) . Loft access to boarded and insulated loft space.

OUTSIDE

The property is approached via a private gated driveway with parking for several vehicles. To the front lies a beautifully kept garden with manicured lawns and mature hedging, offering wonderful countryside views over rolling hills. The paved courtyard provides a private outdoor space for al fresco dining or entertaining. The outside space includes an impressive and productive kitchen garden and paddock.

A real highlight of the property is the collection of useful outbuildings: Outbuilding 1 – (3.88 x 2.94m / 12'9" x 9'8") ideal for use as a home office or studio. Outbuilding 2 – (4.06 x 2.62m / 13'4" x 8'7") suitable for workshop or hobby space. Outbuilding 3 – (3.05 x 2.44m / 10' x 8') and Outbuilding 4 – (1.31 x 1.31m / 4'4" x 4'4") provide additional storage or potential conversion (STP).

PROPERTY INFORMATION

Mains electricity and water. Private drainage. Oil-fired central heating.



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

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

