



Well Cottage



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Westleigh, Bideford, Devon, EX39 4NN

Central village location. Instow village/beach 1.5 miles. Bideford 3 miles

A quintessential Devonshire cottage, oozing charm and character, in the very pretty village of Westleigh, renowned for its pub and community spirit.

- NO CHAIN
- Spacious kitchen / dining room
- Exposed beams throughout
- Useful outbuilding
- Freehold
- Charming thatched cottage
- Feature fireplaces
- Magical cottage garden
- Close to the coast
- Council tax band C

Guide Price £595,000

SITUATION

The property is ideally situated in the sought-after village of Westleigh, a charming and traditional North Devon village known for its peaceful atmosphere, friendly community, and proximity to the coast. Set just a short distance from the estuary village of Instow, residents enjoy easy access to sandy beaches, local pubs, scenic walks, and cycle routes along the Tarka Trail.

Westleigh has a tranquil, rural feel yet is conveniently close to the market town of Bideford and the amenities of Barnstaple, North Devon's regional hub. The A39 North Devon Link Road is within easy reach, providing routes towards the M5 and Exeter.



DESCRIPTION

Nestled within a peaceful and picturesque village setting, this beautifully presented Grade II listed thatched cottage offers an enchanting blend of period charm and contemporary living. Exposed beams and original features combined with high quality finishes. With five bedrooms, generous living space and a charming cottage garden, this property is perfectly suited as a family home, country retreat, or holiday investment.

ACCOMMODATION

A wide front door leads into an internal porch and on into the delightful Sitting Room, with exposed beams and a gorgeous feature fireplace, perfect for relaxing or entertaining. Door to the Kitchen / Dining Room, a bright and spacious open-plan room with access to the garden. The Kitchen is fitted with a range of units, plenty of worktop space and space for range cooker. Velux windows allow natural light to flood the room making for a bright and sociable space for entertaining. Useful Utility Room with plenty of storage. Two sunny downstairs bedrooms and a cloakroom with WC and washbasin complete the ground floor.

Stairs from the Sitting Room to the first floor landing. The main bedroom is a dual aspect room with ensuite bathroom featuring roll-top, claw-foot bath and decorative, useful alcove. The landing also leads to the family shower room with large shower, WC and washbasin. Bedroom 4 is a single room, with fitted storage and staircase leading up to a mezzanine, with ornate, pretty balustrade, perfect as a supplementary bedroom if required.

OUTSIDE

The wonderful cottage gardens are a particular feature, being well-stocked with a wide variety of flowering plants and shrubs. Steps from the rear of the cottage lead to a lawn and patio areas, a perfect sun trap for outdoor living. A separate outbuilding is currently used as a summer house and workshop with additional storage.

PROPERTY INFORMATION

Mains drainage, electricity, gas and water. Gas central heating. Grade II listed.



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.

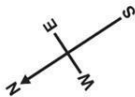


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

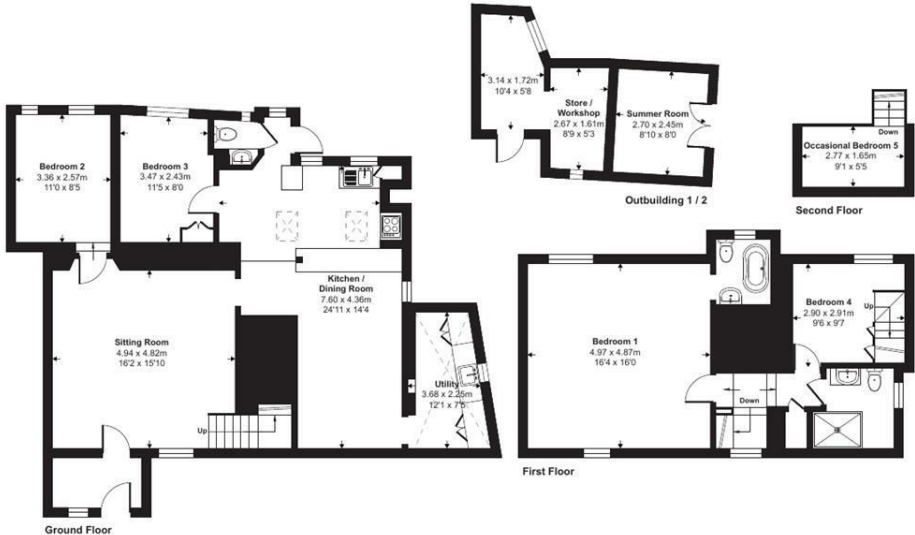
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Approximate Area = 1582 sq ft / 146.9 sq m
Outbuildings = 175 sq ft / 16.2 sq m
Total = 1757 sq ft / 163.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1319457