



---

4 Church Hill

4, Church Hill, Fremington, Barnstaple, EX31 3BH



Village amenities & the Tarka Trail close by. Instow beach/Bideford/Barnstaple, 10 Minutes.

---

**A two bedroom Grade II listed terraced cottage in need of renovation set within close proximity to all village amenities**

---

- In need of renovation
- Village location
- Close to all amenities
- Viewing advised
- Freehold
- Council Tax Band C

**Guide Price £125,000**

### **SITUATION**

The property is within the heart of the village with all amenities within easy walking distance as is the Tarka Trail at Fremington Quay. Fremington offers local amenities including convenience store/post office, medical centre, popular pubs and excellent bus service. The coastal and estuary village of Instow is within 10 minutes by car as are the towns of Bideford and Barnstaple. The latter being the Regional Centre, offers the area's main commercial, entertainment and leisure venues as well as excellent shopping. The North Devon link road is easily accessible and leads on, in about 3/4 of an hour, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and the Cornish Border are also within easy access.

### **DESCRIPTION**

A two bedroom Grade II listed terraced cottage in need of renovation with small courtyard garden. Accommodation comprises; Sitting room, dining room, kitchen, shower room and two double bedrooms. Outside is a small enclosed garden. Once renovation work is completed we envisage the property could make an ideal investment property, main home, second home or holiday let.

### **SERVICES**

All mains connected.  
Gas central heating.  
Grade II listed.  
No onward chain.

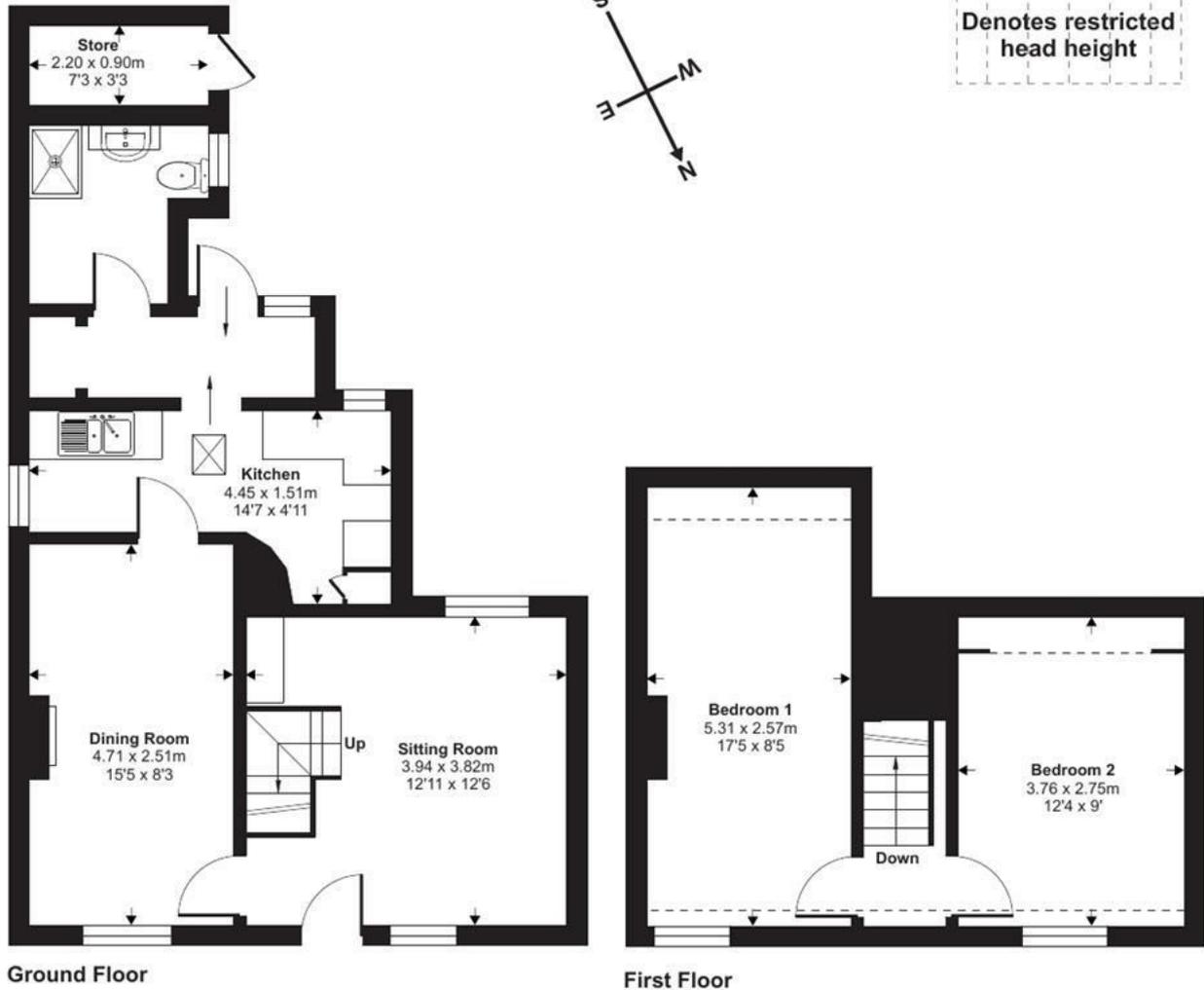
### **VIEWINGS**

Please arrange with the selling agent.  
Stags Barnstaple 01271 322833.



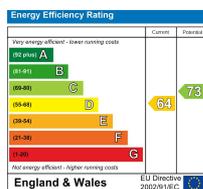
Approximate Area = 763 sq ft / 70.8 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Outbuilding = 23 sq ft / 2.1 sq m  
 Total = 823 sq ft / 76.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1363457

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.



30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk