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Pines Cottage, Eastleigh
Bideford, EX39 4PA

Delightful period property with a one bedroom annexe,
extensive gardens, paddock and countryside views.

Bideford 3 Miles, Instow Beach 3 miles, Barnstaple 6 miles.

- Detached Period Home • Three Bedrooms • Two Reception Rooms • One Bedroom Self-Contained Annexe/Holiday Let • Countryside & Distant Sea Views
- Extensive 0.9 Acres Grounds • Plenty of Parking •

Guide price £475,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Pines Cottage is located in the pretty hamlet of Eastleigh surrounded by beautiful Devon countryside where there are walks, footpaths and bridleways and the convenience of both towns of Barnstaple (six miles) and Bideford (three miles). Bideford town centre is located around 3 miles away and sits on the banks of The River Torridge. Bideford offers a wide range of amenities including various shops, butchers, pubs, restaurants, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. The regional centre of Barnstaple is just 6 miles away and offers the area's main train station, business, shopping and commercial venues. There are also good transport opportunities via train or the A361 Link Road connecting to the motorway at Junction 27 (of the M5).

There is also easy access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The renowned coastal town of Westward Ho! offers a good range of amenities and boasts a three mile long safe and sandy beach which joins Northam Burrows Country Park and the Royal North Devon Golf Course which is reputed to be the oldest links course in England. Westward Ho! has access to the South West Coast Path which affords excellent walks and stunning vistas of the rugged North Devon coastline.

DESCRIPTION

We are delighted to offer for sale this delightful character home, which has never entered the market since it was originally built, having been in the same family ownership for generations. The current owners in their occupation have sympathetically extended and improved this once humble farmworkers cottage, which presents traditional cream rendered elevations beneath a slate tiled roof, with UPVC double glazed windows and doors throughout. The accommodation is bright spacious, versatile and very well presented with two reception rooms, kitchen/breakfast room on the ground floor and three double bedrooms and a family bathroom on the first floor. In addition there is completely self-contained annexe which is currently a successful holiday let generating a healthy income, but could either be used for a dependant relative or easily

integrated into the main cottage to create a single and larger independent home. Externally, the property is surrounded by open farmland and enjoys stunning countryside views towards Bideford and the sea in the distance, with Hartland point and Lundy Island beyond. There is extensive private parking, gardens and separate adjoining paddock, ideal for pony or keeping animals of just somewhere for children to run around.

Properties in this hamlet very rarely come available and therefore we recommend an early inspection to avoid disappointment. The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan, but comprises;

ACCOMMODATION

Entrance via a double glazed door into an entrance hall with windows to rear and side and door into the kitchen/breakfast room. The kitchen/breakfast room has windows to the side, ceiling beams, modern wall and floor kitchen units and matching display cabinets. The kitchen comprises work surfaces, stainless steel sink and drainer, integrated dishwasher, AGA cooker for hot water and cooking, tiled splash backs and space for an American style fridge freezer. There is enough space for a dining table and chairs or to increase worktop space and kitchen units, if required. The dining room has a window to the side, fireplace with slate hearth, wooden mantel and wood burning stove. A door from the dining room leads into the annexe/holiday let (described later) and another door leads into an internal hallway, with stairs rising to the first floor and the sitting room. The sitting room has a window to the side, UPVC double glazed French style patio doors that lead out to the front garden and under stairs storage. There is an attractive slate fireplace with a stone hearth, multi-fuel stove and a wooden mantel.

On the first floor, there is a window to the side which enjoys elevated countryside views, access to loft space and doors that lead to three double bedrooms and bathroom. The master bedroom has a walk in wardrobe along with built in wardrobes, countryside views towards Bideford town and distant sea views with Hatland and Lundy Island



beyond. The second bedroom has a window to the side and a built in wardrobe. The third bedroom also has a window to the side. The family bathroom has a three piece suite comprising shower over bath, mains shower over, tiled splash backs, vanity unit sink, window, WC and chrome heated towel rail.

From the first floor landing, there is an old doorway that has been blocked up but could be opened up to connect into the currently holiday let accommodation, if required.

ANNEXE

The annexe, currently used as a successful holiday let, is completely self-contained with its own access door leading into a hallway with a door to the kitchen and sitting room. The kitchen has a window to the rear, a range of wall and floor units with a roll top work surface over. Stainless steel sink and drainer, tiled splash backs and an integrated fridge freezer, dishwasher, electric oven and halogen hob. From the hallway, a door leads into the dining room of Pines Cottage, so this ground floor could be easily integrated if required. The sitting room has a window to the side, French patio doors leading out to the front garden, wood burning stove with a slate hearth and stairs rising to the master bedroom and en-suite. On the first floor, there is a dual aspect double bedroom with windows to the side and rear enjoying countryside views towards Bideford, surrounding farmland and the sea in the distance. There is a built in wardrobe and a door into the en-suite comprising obscure window, part tiled walls, low level WC, sink, shower cubicle with electric shower and chrome heated towel rail.

OUTSIDE

Formal gardens wrap around the property from the front to the side, with both wooden gated pedestrian and vehicle access. To the East side of the property is a block paved garden, enclosed by a stone wall enjoying countryside views over neighbouring farmland, with a stone shed, wooded tool shed, greenhouse and a vegetable patch with a picket fence surround. There is a detached outbuilding with a WC, plumbing for a washing machine and houses the oil fired boiler which provided domestic hot water and heating for the property. There is a stone pathway that

leads to the western gardens that are enclosed by stone wall and hedgerow. The front gardens are laid to lawn with trees, shrubs, raised flower beds, greenhouse and log store. A stone chipping driveway that leads up to the property, allowing off street parking for multiple vehicles, boat, caravan or motor home.

Beyond the formal garden there is an enclosed West facing paddock, with views towards Bideford and the sea, vegetable patch and stone shed. This is ideal for buyers wanting land for a small holding or a pony. Equally, the land could be landscaped for a keen gardener or utilised as a camping/ glamping site, subject to planning permissions.

HOLIDAY LETTING

Pines Cottage annexe is currently run as a successful holiday let and advertised through Sykes Holiday Cottages. Details can be found on their website - www.sykescottages.co.uk/cottage/Devon-Bideford/Pines-Cottage-928527.html

DIRECTIONS

From Bideford Quay, with the River Torridge on your left hand side, proceed over the Old Bridge. After passing over the Old Bridge, at the mini roundabout turn left and proceed along this road passing the Royal Hotel on your right hand side and Cornwall Farmers on your right hand side. After a short distance take the right hand turning into Manteo Way. Proceed up this hill taking the first left hand turning. Stay on this road until you enter the village of Eastleigh where Pines Cottage will be situated on the left hand side, with a wooden gated entrance to the parking area.

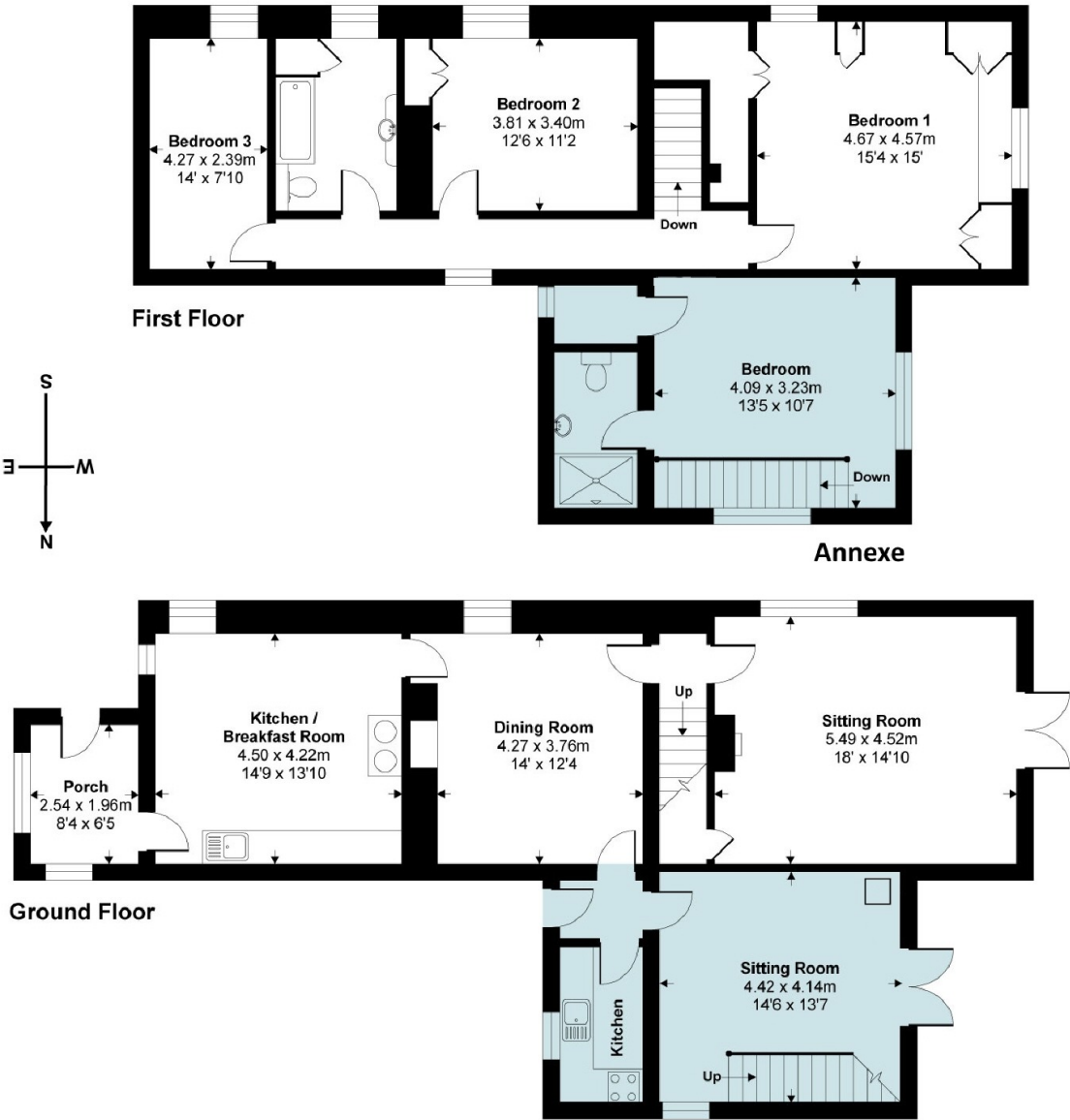
SERVICES

Mains water and electricity. Private drainage and oil fired central heating.

LOCAL AUTHORITY

Torridge District Council.





Approx. Gross Internal Floor Area
197 Sq Metres 2122 Sq Ft

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		48	75
		EU Directive 2002/91/EC	