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Kings Cross Cottage

# Kings Cross Cottage

Welcombe, Bideford, Devon, EX39 6HF



Walking distance to the pub  
Welcombe Mouth beach 1.4 miles  
Hartland village & amenities 5 miles  
Bude/beach 13 miles  
Bideford 18 miles  
Barnstaple/train station 27 miles

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

- Detached period home
- Countryside & distant sea views
- Private with no near neighbours
- Prestigious location
- 4 Double bedrooms
- 0.55 Acre gardens
- Garage & parking
- Detached outbuilding/workshop

Guide price £495,000



## SITUATION

Kings Cross Cottage is located at the end of a council owned, no through road situated in elevated position with no near neighbours, taking in the uninterrupted views over the surrounding countryside through the valley down towards Welcombe Beach. The rugged North Devon coastline around this region is extremely dramatic and is classed as an area of Outstanding Natural Beauty. 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 access and remoteness which is one of North Devon's best kept secrets. There are also excellent walks available close by where stunning vistas can be enjoyed. The village has a good range of amenities including a period Inn serving daytime and evening meals, general store/Post Office and a recently renovated active village hall. The larger village of Hartland, approximately five miles away, has an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies within short driving distance of the property. Just over the Cornish border, approximately 18 miles, is the coastal town of Bude with a range of larger shopping facilities, amenities and beach. Bideford is approximately 17 miles distant with the regional centre of Barnstaple being 27 miles distant and offers all the area's main shopping, business, 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 detached property which presents elevations, principally of stone and cob, partially colourwash rendered beneath a slate roof. The property has a plethora of period style features that you would expect of a property of this age combined with modern convenience such as UPVC double glazing throughout.

The accommodation is spacious and adaptable, with multiple rooms that could be used as bedrooms or reception rooms, making Kings Cross Cottage perfect for a main principle residence, holiday home or

holiday letting, small B&B or dual occupation.

On the ground floor, there is cosy living room with wood burning stove, spacious reception hall, kitchen/breakfast room with integrated appliances and Rangemaster. There is a separate dining room that enjoys sea views, sitting room with garden room, useful utility room and downstairs shower room. On the first floor there is a spacious main landing with airing cupboard, bathroom with four piece suite and four double bedrooms, with the majority of the rooms enjoying fabulous countryside and sea views.

Externally, the property sits in extensive half an acre mature gardens, tranquil and private where waves of the sea can be heard in the distance. The garden is mainly laid to lawn with specimen and mature trees and shrubs and several seating areas. There is a detached single garage, parking for several vehicles and located at the end of the garden is a sizable timber outbuilding/workshop which could be developed subject to planning permission into holiday accommodation.

The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan.

## SERVICES

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

## DIRECTIONS

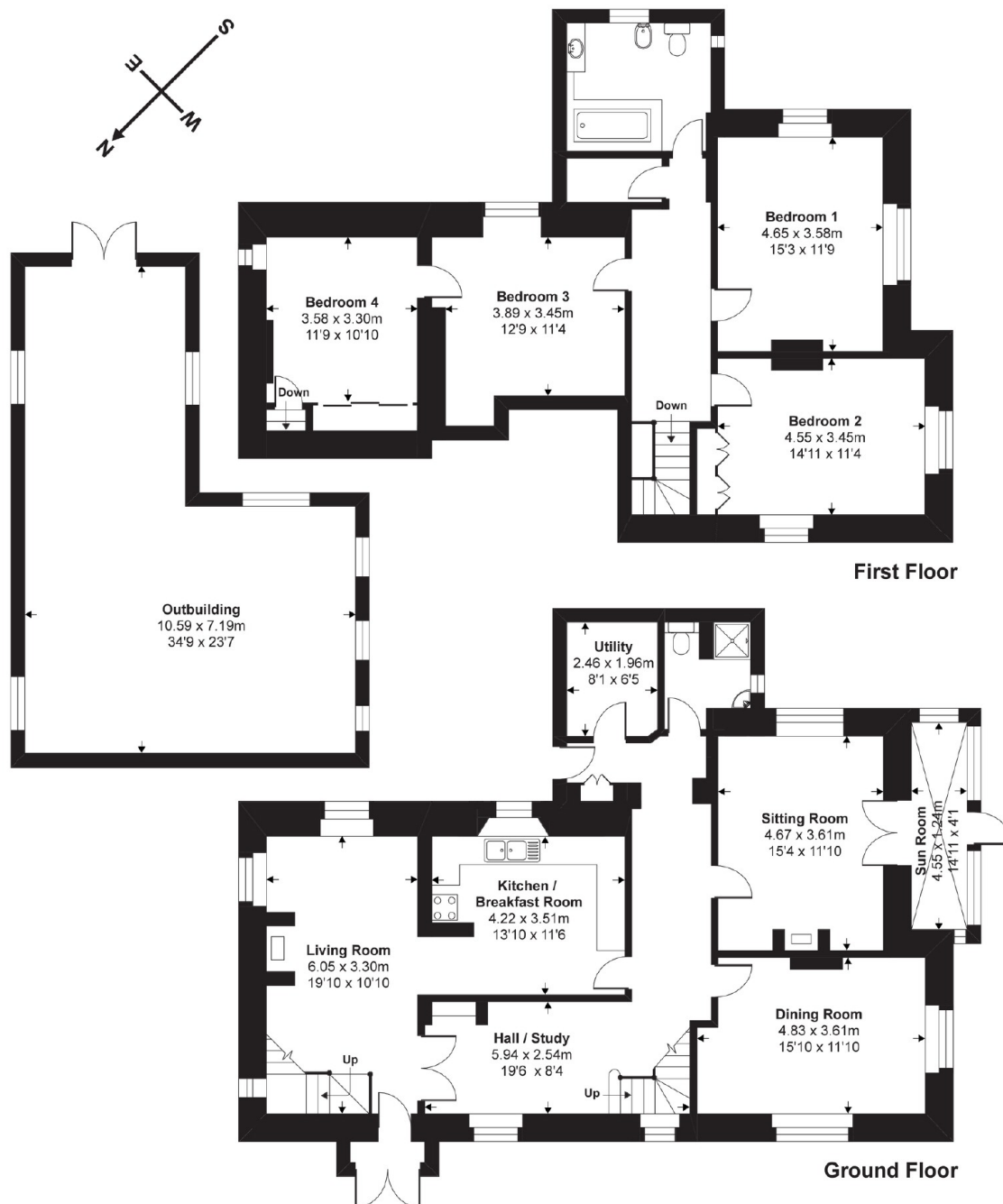
From Bideford proceed on the A39 towards Bude passing the garage at Clovelly Cross and the Westcountry Inn on the left hand side. Proceed a short distance until reaching Welcombe Cross. Take the right hand turning signposted towards Welcombe. Continue along this lane taking the right hand fork as the road bends to the left. Continue along this road until taking a left hand turning, indicated by a No Through Road T-junction road sign where the property will be found on the left hand side.



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Approx. Gross Internal Floor Area  
210.8 Sq Metres 2270 Sq Ft (Excludes Outbuilding)



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

These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			71
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		26	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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