



Lester House
Westleigh, Bideford, Devon EX39 4NN

Price Guide: £598,000

Wow! A gardener's paradise awaits...

A charming and beautifully presented attached cottage situated in a lovely position within the small village of Westleigh which lies just of the banks of the River Torridge enjoying far reaching views towards the estuary. The property is believed to date back over 300 years in parts with later additions and has been superbly restored recently after being part of a local estate for many years.

The house now provides superb accommodation including three excellent bedrooms including 1 en suite facility, plus further bathroom, A very large living room with fireplace and wood burning stove, incorporating a beautiful dining space, which leads into a totally new kitchen with bi-folding doors to an amazing patio and the rest of the grounds.

The property and the gardens have been sympathetically restored by its current owner whilst it still retains many period features including an inglenook fireplaces and exposed ceiling timbers.

The outside space is of particular note - and is a real treat! It includes a beautiful stone patio, stunning lawns, well stocked borders, a large pond teeming with wildlife, raised beds and a large timber greenhouse (perfect for gardeners) -There is even a lawn for croquet! Workshop/garage.

Set within the picturesque village of Westleigh nestled between Bideford, Instow and the River Torridge. Due to the envious position of the cottage, it allows easy access to a renowned village pub, church and Tarka Trail. With the famous Tapeley Park being a short journey away, this Estate with expansive gardens of which are open to the public to explore. Bideford itself, famous as a port, offering a rich history and amenities such as banks, supermarkets, fuel stations, pubs and restaurants all on the edge of the River Torridge.



Entrance Door to Entrance Hall:

Kitchen

15'11" (4.85m) x 9' 6" (2.91m)

Living Room/Diner

31'0" (9.47m) x 12'1" (3.69m)

Cloakroom

7'2" (2.20m) x 5'5" (1.67m)

Bedroom One

14'8" (4.49m) x 8'11" (2.73m)

En-suite Shower Room

10'2" (3.10m) x 6'2" (1.90m)

Bedroom Two

10' 3" (3.13m) x 10'1" (3.08m)

Bedroom Three

12'0" (3.67m) x 6'9" (2.08m)

Family Bathroom

8'1" (2.47m) x 6'0" (1.83m)

Garage/Workshop

18'0" (5.50m) x 14'6" (4.43m)

Services

All main services connected. Gas CH.

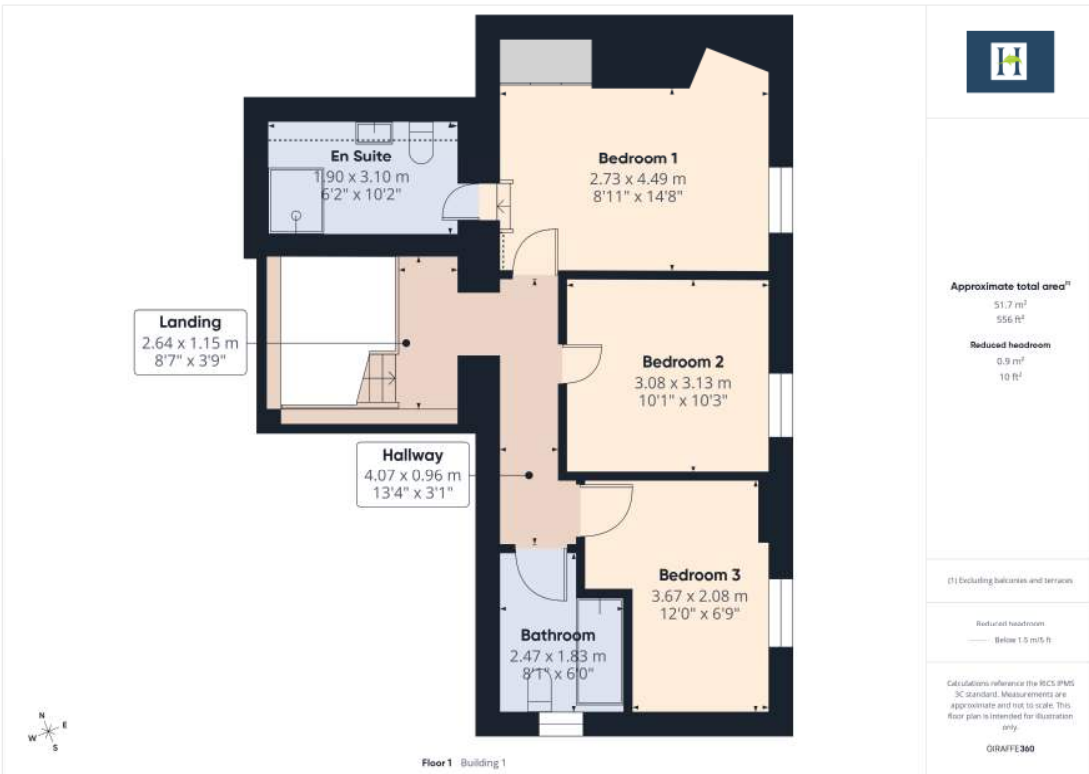
Council Tax Band: B. EPC: D

Directions

From Bideford proceed towards Northam to the Heywood Roundabout, take the third exit and continue over the Bridge towards the traffic lights. Before the traffic lights, follow the road to the left and head towards the roundabout. Then take the second exit heading towards Instow. Take the next right signposted Westleigh. As you enter, follow the road to the left, climbing the hill as you

do. The cottage can be found on the left hand side, clearly displayed with a Harding & Co For Sale Board.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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