STAGS



Candile Cottage

Candile Cottage, Westleigh, Bideford, EX39 4NN







Village with amenities Instow/beach 1.2 miles Bideford 2 miles

A charming 3-bed character cottage in the heart of a sought-after village

- Very Desirable Village
- Close to Coast & Beach
- Three Bedrooms
- Two Reception Rooms
- Scope for Improvement
- Pretty, manageable cottage garden
- No onward chain
- Ideal home or holiday let
- Freehold
- Council Tax Band 'C'

Guide Price £225,000

Situation

Candile Cottage is situated close to the centre of the highly prized village of Westleigh. Surrounded by the glorious Devon countryside, the village overlooks the Taw and Torridge Estuary and is just over a mile from the popular coastal village of Instow, with its golden sandy beach. Westleigh is known for its welcoming community, with The Westleigh Inn at its heart. Other amenities include the popular village hall, parish church and cricket club. A regular bus service to Bideford and Barnstaple is available from the edge of the village (356 yards away).

The port town of Bideford (2 miles) offers a wide range of facilities and amenities, including a large assortment of shops, banks, pubs, restaurants and cafés, as well as schooling for all ages (state and independent), several supermarkets and a retail complex. The coastal resorts of Instow, Appledore and Westward Ho! are close by and offer a mixture of sandy beaches, excellent pubs and restaurants, along with a variety of other amenities and attractions. The A39/North Devon Link Road (1 mile) provides convenient access into and out of the area, connecting to the regional centre of Barnstaple (10 miles) and the M5 motorway. Tiverton Parkway train station offers regular services to London Paddington in as little as 1 hour 57 minutes.

Description

Candile Cottage is a charming village cottage, occupying a pleasant position in the heart of the popular village of Westleigh. The property offers well-proportioned accommodation, including a comfortable living room, a separate sitting room with double glazed doors opening onto the front garden, a fitted kitchen and three bedrooms, comprising two doubles and one single. Outside, the cottage is complemented by an attractive, low-maintenance front garden, featuring raised planted borders and a seating area. Candile Cottage offers a welcoming blend of character and practicality, making it an ideal permanent residence, holiday home or investment opportunity.

Accommodation

The part-glazed front door opens into the welcoming LIVING/DINING ROOM, a cosy and inviting space featuring attractive, exposed, wooden floorboards and an electric wood-burning effect stove, set within a fireplace on a slate hearth, creating a charming focal point. The room offers ample space for both comfortable seating and dining. A doorway leads into a separate area where the staircase rises to the first floor and a further door opens into the KITCHEN, which is fitted with a selection of units, together with a useful built-in cupboard providing additional storage, worktop space and room for appliances. From the living room, a further door opens into the separate SITTING ROOM, a bright and versatile reception room with double glazed doors opening directly onto the attractive front garden, allowing plenty of natural light to flood the space and providing an ideal setting for relaxing or entertaining. Also accessed directly from the living room is the INNER HALL, which benefits from a useful under-stairs storage cupboard and provides access to the separate BOILER ROOM, housing the central heating boiler and BATHROOM, fitted with a panelled bath/shower over, basin and WC.

The staircase rises to the first floor landing, where there are three bedrooms. The MASTER BEDROOM is a spacious double aspect room featuring an attractive cast iron fireplace, a large fitted cupboard and basin, with lovely views across the village towards the estuary. BEDROOM 2 is a comfortable double room, also with a basin. BEDROOM 3 is a useful, single bedroom, ideal as a child's room, guest bedroom or home office. The first floor also benefits from an inset, shelved cupboard and a separate WC.

Outside

The property is approached through a gateway, opening into the front garden, a pathway leads up two steps to the front door. Enclosed by a combination of brick and stone walls, the garden provides a private and attractive outdoor space, featuring a variety of established shrubs and plants, providing an attractive display throughout the year. A seating area provides an ideal spot for relaxing and enjoying the peaceful village setting, with direct access from the sitting room creating a lovely connection between the indoor and outdoor spaces.

Services & Additional Information

Services: We understand that all mains are currently connected.
Broadband: 'Standard', 'Superfast' & 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 4NN (Not to be relied upon)
What3words: ///demotion.leaflet.homes
From Bideford Quay, head south and at the roundabout, turn left onto Bideford Long Bridge/B3233, and at the next mini roundabout, turn left and follow the road. At the next roundabout, take the first exit signed 'Instow/Yelland', and continue for approx. 0.6 miles, then turn right, signed 'Westleigh'. Upon entering the village, take the first left, and follow for approx 0.1 mile, where Candile Cottage will be directly ahead.







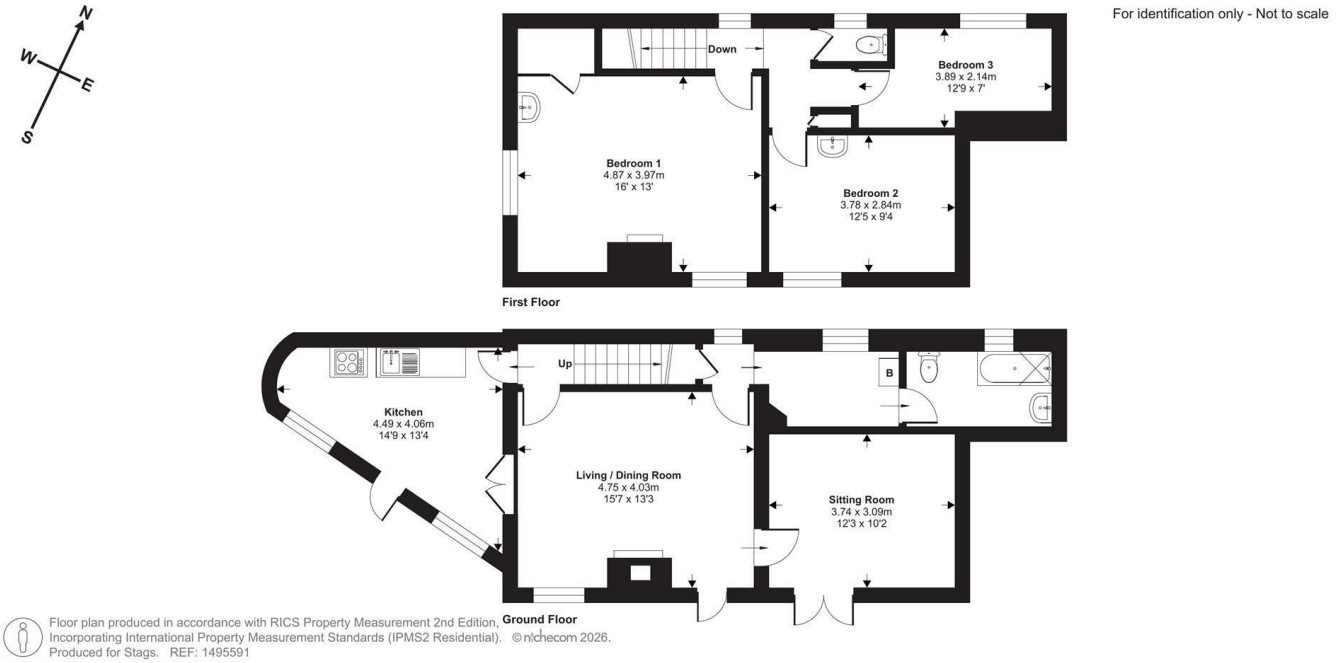




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Approximate Area = 1127 sq ft / 104.7 sq m

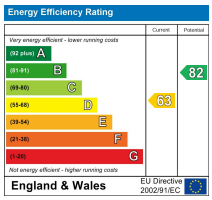
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1495591

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