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2 Langmead
Westleigh, Bideford, EX39 4NP

Three bedroom detached house situated in this highly sought after village location with estuary views.

Instow/Beach 1.4 miles, Bideford 2.5 miles, Barnstaple 9 miles

• Detached house • Kitchen/breakfast room • Sitting room & dining room • 3 Bedrooms • Garage and parking • Estuary and countryside views • In need of redecoration • No onward chain •

Guide price £299,950

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SITUATION

Situated in the highly popular village of Westleigh is this detached home located within a select cul-de-sac of six detached properties backing onto open farmland, enjoying countryside and estuary views towards Appledore. The village itself has a renowned village pub, church and village hall. The village is surrounded by countryside and is home to the famous Tapley Park, a Grade II Listed estate with gardens open to the public. Within easy reach (1.4 miles) is the sandy beach at Instow and all of the amenities that this highly popular village has to offer including hotel, cafe, delicatessen, galleries, various public houses and restaurants. Instow is easily accessed from Westleigh with a primary school, church, sailing club and Tarka Trail, which affords excellent walks with superb cycle rides.

The port and market town of Bideford sits on the banks of the River Torridge (2.5 miles away) and offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs, cafes and restaurants, places of worship, schooling for ages (public and private) and five supermarkets. The regional centre of Barnstaple (9 miles away) offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361 which connects to the motorway network via Junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

A fantastic opportunity to acquire this spacious detached house situated in this highly sought after village location of

Westleigh. The property has not been on the open market for over 40 years and stands in a slightly elevated position, with gardens that border open fields, with stunning estuary and countryside views. The property benefits from multiple large windows giving a light and airy feel.

Although, needing updating throughout, namely overall redecoration, the accommodation is spacious and adaptable with a separate sitting room and dining room, kitchen/breakfast room and conservatory to the rear. On the first floor, there are three bedrooms with a family bathroom. Externally, there is a rear south facing garden with a stone workshop and off street parking for two vehicles as well as an attached single garage. The property is being offered with no onward chain. The accommodation with approximate dimensions is more clearly identified on the accompanying floor plan, but comprises in brief;

ACCOMMODATION

Entrance porch and door leading into the hallway, stairs rise to the first floor and doors into the WC, kitchen and sitting room. The sitting room has a large double window to the front, stone fireplace with open fire, wooden mantel over, glazed double doors leading into the dining room which looks out to the rear garden. There is enough space for a large table and chairs and a serving hatch into the kitchen. The kitchen is fitted with a range of matching wall and floor units with work surfaces over, tiled splash backs and window looking out to the garden and farmland



beyond. There is a sink, electric oven, gas hob, extractor hood over and space and plumbing for washing machine. Also, located in the kitchen is a gas boiler, providing domestic hot water and heating for the property, a understairs storage cupboard and an archway that leads into the breakfast room. The double glazed and UPVC constructed conservatory has a door out to the rear garden and accessed from the breakfast room which allows room for a table and chairs, internal garage door and space for a fridge freezer.

On the first floor, there is access to the loft space with a drop down ladder, airing cupboard and a UPVC window to the side. The master double bedroom has a built in double wardrobes and a UPVC double glazed window to the front with countryside and estuary views with Appledore in the distance. The second double bedroom has a UPVC double glazed window to rear with countryside views and a built in wardrobe. The third bedroom has a UPVC double glazed window to the front enjoying countryside and estuary views. The fully tiled bathroom comprises double glazed obscure window to the rear, coloured three piece suite which includes a low level WC, sink, bath and hand shower attachment.

OUTSIDE

Attached to the property is a single garage with an up and over door, roof storage, built in shelving, power and light. The rear garden, is south facing and mainly laid to lawn with shrub beds and mature trees. There is also a

greenhouse, stone workshop, stone laid patio and gated pathways leading to the front of the property and driveway. To the front, is a lawn garden with shrub flower beds and rockery. The driveway allows off street parking for two vehicles, which leads up to the garage and pathway to the front porch.

DIRECTIONS

From Bideford Quay proceed along Heywood Road towards the roundabout. Take the third exit, signposted to Barnstaple. Continue along over the Bideford Bridge, turning left on the slip road signposted towards Instow. At the next roundabout take the second exit, signposted towards Instow. Continue along this road for approximately 1 mile. Turn right signposted towards Westleigh. Stay on this road, as it approaches the village up the hill, bearing right into Langmead, where number 2 will be found on the left hand side, identified by a Stags for sale board.

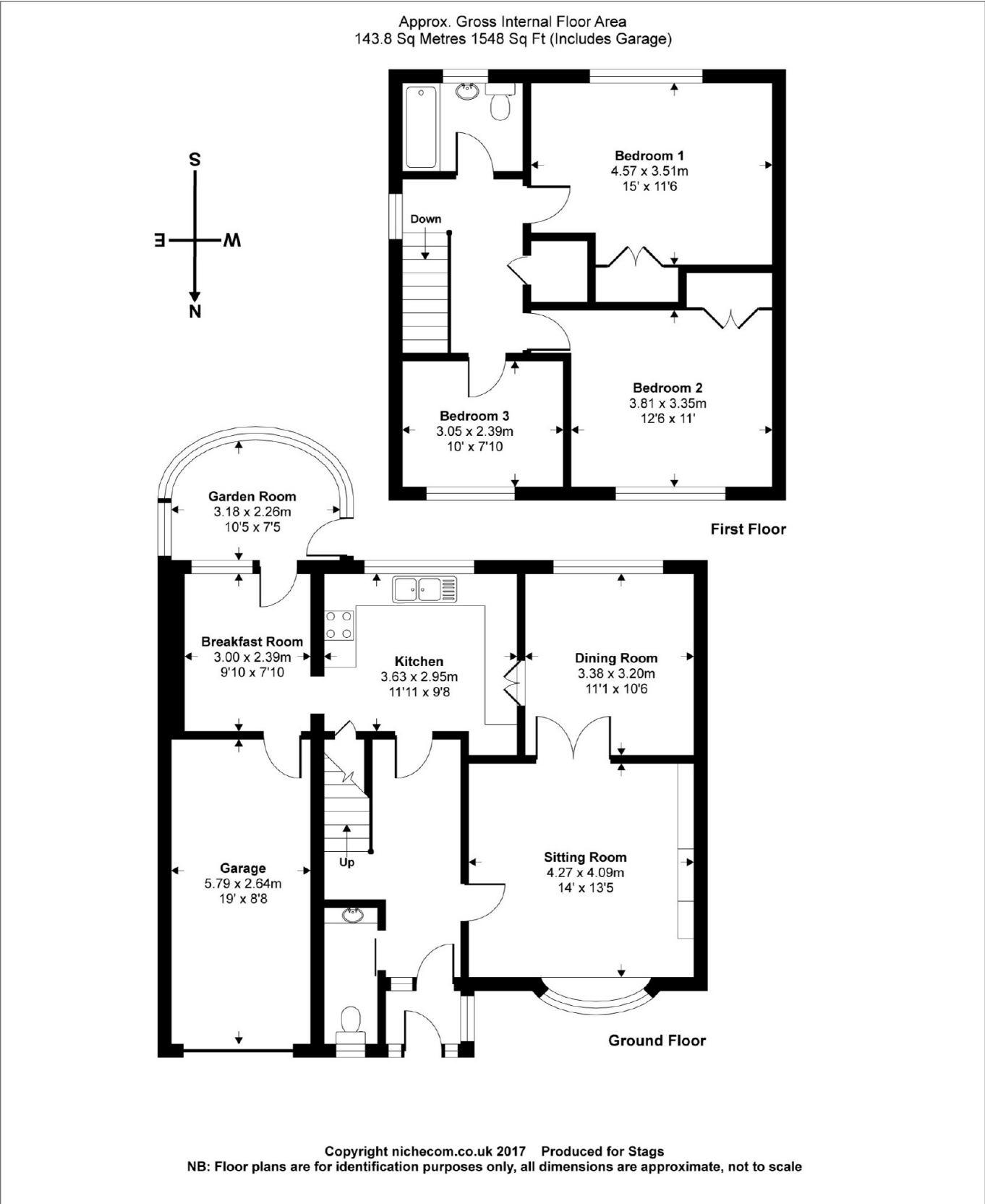
LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700.

SERVICES

Mains water, electricity, drainage and gas.





4 The Quay, Bideford, Devon, EX39 2HW
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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	52	78
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	