



Jasmine Cottage



# Jasmine Cottage

Welcombe, Bideford, Devon, EX39 6HF

Welcombe Mouth & Beach 1.4 miles. Hartland village 5 miles.  
Bude & beach 13 miles.

A pretty, detached cottage complemented by level gardens, garage and parking close to spectacular coastline

- Coastal Location
- 2 Double Bedrooms
- No Onward Chain
- Detached Garage & Parking (recently built)
- Council Tax Band 'C'
- Perfect Home or Holiday Home
- 2 Reception Rooms
- Further Potential to Improve & Extend (stp)
- Pretty & Level Gardens
- Freehold

Guide Price £399,950

## Situation

Jasmine Cottage is situated at the edge of the beautiful and quiet, coastal village of Welcombe, surrounded by open unspoilt countryside and only a short walk to the coast. The rugged coastline around this region is extremely dramatic, beautiful and classed as an Area of Outstanding Natural Beauty (AONB). 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 limited access and remoteness, it is one of North Devon's best kept secrets! The village has a good range of amenities that include; The Old Smithy Inn, St. Nectan's Church and Welcombe Pottery and the village shop. The larger village of Hartland offers an excellent range of local amenities including; cafés, shops, Post Office, pubs, medical centre, church and primary school.

Just over the Cornish border is the coastal town of Bude with a range of larger shopping facilities, amenities and sandy beach.

Bideford Town (around 17 miles) and the regional centre of Barnstaple (27 miles) offer a wider range of shops, businesses, (Barnstaple) train station, restaurant, leisure and commercial venues and access to the M5 motorway network via the A361.



### Description

Jasmine Cottage is a delightful, period (not listed), detached cottage, offering both well-presented and well-proportioned accommodation. The cottage has been tastefully modernised, combining period features with modern refinements. The house is complemented by pretty, cottage style gardens, offering gorgeous and far-reaching views over the beautiful, open-countryside and a large, newly-build, detached garage and parking for multiple vehicles. Jasmine Cottage would make a perfect home, an ideal 'getaway' destination or holiday letting opportunity and is available with 'no-onward chain'.

### Accommodation

The front door opens into the HALLWAY with door to the DINING ROOM with space for a table and views over the gardens, this versatile room could be used as an additional bedroom, if required. The SITTING ROOM has an impressive inglenook fireplace, with clome oven, inset woodburning fire on a slate hearth and twin inset cupboard to the side. A large, open doorway leads to the KITCHEN with a good range of light, fitted units with worktop over and stainless-steel sink/drainer, space/plumbing for white goods and large inglenook with space for a range-style cooker, staircase leading to the first floor. The BATHROOM with white suite, comprising; shower, basin and WC.

On the first floor there are 2 x DOUBLE BEDROOMS, both with fitted storage.

### Outside

The pretty, cottage style gardens are situated at front of the house, with an open aspect, taking advantage of the unspoilt, surrounding countryside and far-reaching views, offering a perfect space for relaxing and entertaining. The level gardens are predominantly laid to lawn with established, borders/boundaries, planted with a mixture of mature shrubs and trees. A path with gated entrance, leads to the front door and steps give access to both the recently constructed, gravelled parking area, providing parking for multiple vehicles and large, detached garage/workshop

### Services & Additional Information

Services: Mains water, private drainage, electric heating.

Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Variable / Vodaphone - Variable (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

From Bideford, proceed on the A39 towards Bude at Welcombe Cross, take the right hand turning signposted; Welcombe. After approximately 1 mile, the road forks, take the right hand fork signposted 'The Church', continue into the village of Welcombe and then take the right hand turn, signposted 'Linton', where the entrance to the property can be found on the left hand side, with a Stags 'For Sale' board clearly displayed.

What3words: ///dampen.dives.garlic

Postcode: EX39 6HF (Not to be relied upon).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100+
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

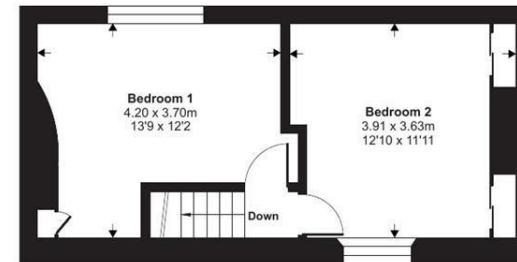
4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

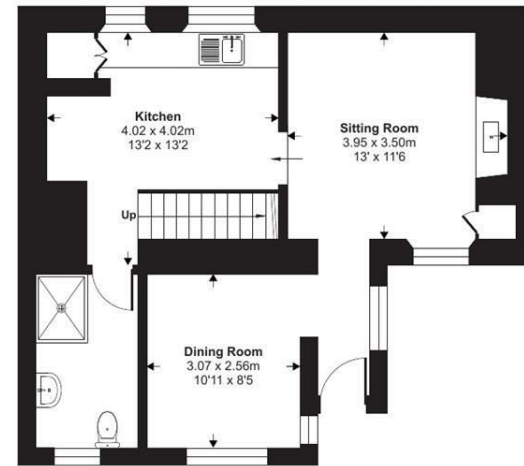
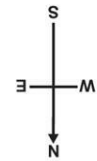
01237 425030

Approximate Area = 867 sq ft / 80.5 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 1046 sq ft / 97.1 sq m

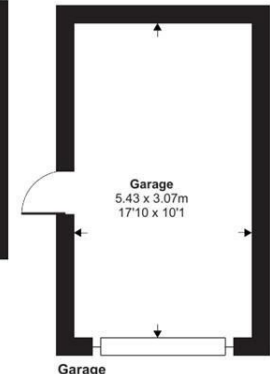
For identification only - Not to scale



First Floor



Ground Floor



Garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1441467



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