Coach House

Littleham, Bideford, Devon EX39 5HN

Offers In Excess Of

£390,000









A delightful four-bedroom cottage located in the heart of Littleham village

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A highly attractive cottage in the heart of the ever-popular village of Littleham, Coach House enjoys a private setting within the centre of the village. Littleham offers a bustling and vibrant community, complete with a village hall and pub hosting numerous events throughout the year. The village is particularly sought after for its rural charm while being just 10 minutes from the coast and the superb amenities of Bideford, the Affinity Shopping Centre, and a range of superstores.

Coach House has been sympathetically renovated to an exceptionally high standard by a skilled builder, with fantastic attention to detail throughout. The property benefits from parking for two cars, central heating installed for the first time, and excellent insulation, making it highly energy efficient. It has also been completely rewired, with all windows replaced, and features oak flooring throughout all downstairs living areas.

The front door leads into the entrance hall, which offers a wealth of useful storage cupboards with space for a washing machine and tumble dryer, before flowing seamlessly into the kitchen/dining room. The kitchen has been fitted with high-quality units and quartz worktops, providing excellent preparation space and an ideal setting for those who enjoy home cooking. The kitchen/dining room benefits from patio doors which open up to an area, perfect for alfresco dining. This area flows effortlessly into the lounge, creating a wonderful social space that is perfect for entertaining family and friends.

The lounge features a wood burner, creating a warm and inviting focal point that can also be viewed from the kitchen area. Just off the lounge is bedroom four, offering versatile accommodation that could equally serve as a playroom or study, making it ideal for those working from home.

On the first floor, there are two further bedrooms, the master benefitting from built-in wardrobes and both enjoying stunning countryside views. The bathroom, interconnects between the bedrooms and offers a modern four piece suit with free-standing bath. The layout has been thoughtfully designed and is perfectly suited to family living.

There is also a further ground-floor bedroom with a Jack and Jill shower room, which also serves as an en-suite to the bedroom as well as being a downstairs cloakroom. Being entirely on one level, this area is ideal for visiting relatives or offers potential for dual occupancy.

Agent's Note: The seller has already had a legal pack prepared, which could allow for a quicker completion than with a typical property sale.





Room measurements -

Entrance Hall 3.01 x 1.18 (9'10" x 3'10")

Kitchen/Dining Room 6.44 x 4.87 (21'1" x 15'11")

Lounge 5.61 x 3.24 (18'4" x 10'7")

Bedroom 3 4.09 x 2.86 (13'5" x 9'4")

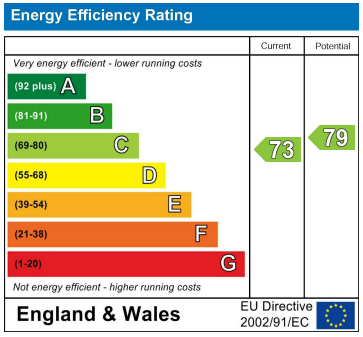
Shower Room 3.82 x 1.09 (12'6" x 3'6")

Bedroom 4/Study 3.37 x 2.59 (11'0" x 8'5")

Bedroom 1 6.12 x 3.27 (20'0" x 10'8")

Bedroom 2 3.69 x 3.44 (12'1" x 11'3")

Bathroom 3.14 x 1.80 (10'3" x 5'10")













Situation

Littleham is one of North Devon's most desirable village locations, offering a wonderful balance of countryside tranquillity and coastal convenience. Set just moments from the dramatic North Devon coastline, the village enjoys an elevated position with easy access to some of the area's most scenic walking routes, open countryside, and nearby beaches. With its charming village atmosphere, traditional character, and strong sense of community, Littleham has become increasingly popular with families, retirees, and those seeking a slower pace of life close to the coast. This village itself offers a variety of amenities, including The Crealock Arms, a popular family-run pub enjoyed by residents and visitors alike, Littleham Village Community Hall with its regular events, clubs and classes, as well as the Parish Church of St. Swithun and the local Methodist Church.

For those who enjoy the outdoors, the South West Coast Path and nearby countryside walks provide miles of stunning scenery, while Westward Ho!'s expansive sandy beach is just a short drive away, offering surfing, swimming, and year-round coastal walks. Nearby, Northam Burrows Country Park, a UNESCO-designated Biosphere Reserve, is perfect for dog walkers, nature lovers, and anyone looking to enjoy the fresh sea air and wide-open landscapes for which North Devon is renowned. The area also benefits from excellent connectivity to neighbouring coastal villages such as Appledore and Instow, both known for their waterside restaurants, pubs, and vibrant community atmosphere. Combining village charm, coastal beauty, and practical convenience.

The historic port town of Bideford is only a short distance away and provides a full range of amenities, including supermarkets, independent shops, cafés, restaurants, schools, and leisure facilities. Bideford's attractive quayside and pannier market add to the town's charm, while the nearby Tarka Trail offers excellent walking and cycling routes connecting the coast and countryside. Barnstaple, just a 30 minute drive away, is North Devon's regional centre and is accessible via the A39 North Devon Link Road, offering the area's main shopping, business, and commercial venues, with convenient access via the A361 to Junction 27 of the M5, connecting to the national motorway network.

DIRECTIONS

From Bideford, proceed on the A39 from Heywood Roundabout towards Clovelly. At the top roundabout, turn left onto Clovelly Road and then almost immediately right again, signposted towards Littleham. Follow this road for approximately 1.5 miles into the village. After passing a small number of houses, turn left onto a quiet slip road, where the property will be found on the right-hand side, clearly identified by a nameplate.





VIEWING

By appointment through Phillips, Smith & Dunn Bideford Office on 01237 879797









GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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