

WELCOMBE HOUSE, WELCOMBE
BIDEFORD, DEVON, EX39 6HH

Exclusive Homes
GUIDE PRICE £1,300,000

An impressive Victorian residence set in approx. 6 acres on the North Devon coast, enjoying 270° views of the sea and surrounding countryside. With landscaped gardens, a paddock, and outbuildings.

Welcombe House offers a rare blend of history, space, and income potential, currently arranged as a 4/5 bedroom home with two self-contained apartments.

Positioned in one of the most captivating and desirable locations along the North Devon coastline, Welcombe House is a striking Victorian residence offering expansive and highly versatile accommodation, set within approximately six acres of gardens, paddocks and woodland, with sweeping views out to sea and areas of seclusion.

Originally dating back to 1865, this grand home is steeped in history and character. Rarely does a property of this stature and setting come to market, having been cherished by the current owners for over 23 years. Approached via a private driveway that leads to an impressive circular turning area, the house is surrounded by beautiful, well-established grounds that offer both privacy and peace.

The residence itself is flooded with natural light, with windows on all elevations that frame picturesque views of the surrounding gardens, grounds and countryside. The ground floor provides three reception rooms, including a welcoming sitting room overlooking the impressive frontage, a charming kitchen/breakfast room fitted with traditional units and space for a central dining table, and a delightful sunroom to the rear which blends seamlessly into the garden with a further kitchen, dining, and lounge area with direct access to the grounds.

This floor also features four spacious bedrooms, one with an en-suite shower room, a family bathroom, home office, and utility room, creating an adaptable and generous layout suitable for family living or multi-generational use.







The first floor has been thoughtfully reconfigured into two self-contained apartments - one offering two bedrooms, the other, with three bedrooms. Each apartment includes a well-equipped kitchen, dining, and living spaces, as well as bathrooms; both having previously been successfully holiday let by the current owners, generating additional income while preserving privacy within the main house.

Outside, the landscaped gardens are divided into carefully maintained areas, including manicured lawns, mature trees, fruit orchards, and woodland, all offering moments of calm and connection with nature. To the west of the house, a set of three substantial outbuildings, known as the Top Barn, Middle Barn, and Bottom Barn, extend over 93 feet in length and open directly onto a four-acre paddock - ideal for equestrian use with the barns providing potential for further development, subject to the necessary consents.

Set within a designated Area of Outstanding Natural Beauty, the village of Welcombe lies between the National Trust-protected Welcombe Mouth beach and the nearby Wildlife Trust lands, offering access to dramatic coastal walks, abundant wildlife, and a timeless rural charm. Despite the seclusion, amenities are within easy reach in nearby Bude and Hartland.

Welcombe House is a rare gem on the North Devon coast - a home of historic significance, timeless elegance, and modern potential. Whether envisioned as a substantial family residence, an income-generating coastal retreat, or a lifestyle business such as a bed and breakfast, this exceptional property offers a once-in-a-generation opportunity to acquire a unique slice of Devon's heritage and natural beauty.





Welcombe is a hamlet set in tranquil countryside, much of which is now under the control of the Devon Wildlife Trust and is ideally situated for many local beauty spots which include villages such as Bucks Mills and Clovelly with unspoilt coves and bays, offering picturesque coastal walks. The beaches of Welcombe Mouth and Marsland Mouth are in the village itself.

The Cornish border is close by with further local beauty spots including Duck Pool and Sandymouth. The South West Coastal Path which can be seen from the house passes some of the most spectacular scenery whilst the Devon village of Hartland is around 7 miles away, offering a traditional range of village amenities together with the historical Hartland Abbey.

The A39 Bude/Bideford road is circa 3 miles with the coastal resort of Bude some 12 miles distant catering well for its local inhabitants and surrounding hinterland with a comprehensive range of national and local shopping facilities together with many recreational amenities including a superb indoor heated pool complex, safe sandy surfing beaches and golf course.

The port and market town of Bideford being approx. 17 miles away also offers a comprehensive range of national and local shopping, banking and recreational facilities.

Okehampton and Dartmoor are some 36 miles whilst the North Devon regional centre of Barnstaple is approximately 29 miles. Road communications have improved rapidly within recent years and the North Devon Link Road now provides a speedy route to the M5 motorway network and beyond.

Services: Mains Water & electricity are connected. Oil fired central heating. Septic Tank Drainage.
Energy Performance Certificate: D (55)
Council Tax: F (£3485.28 per annum)



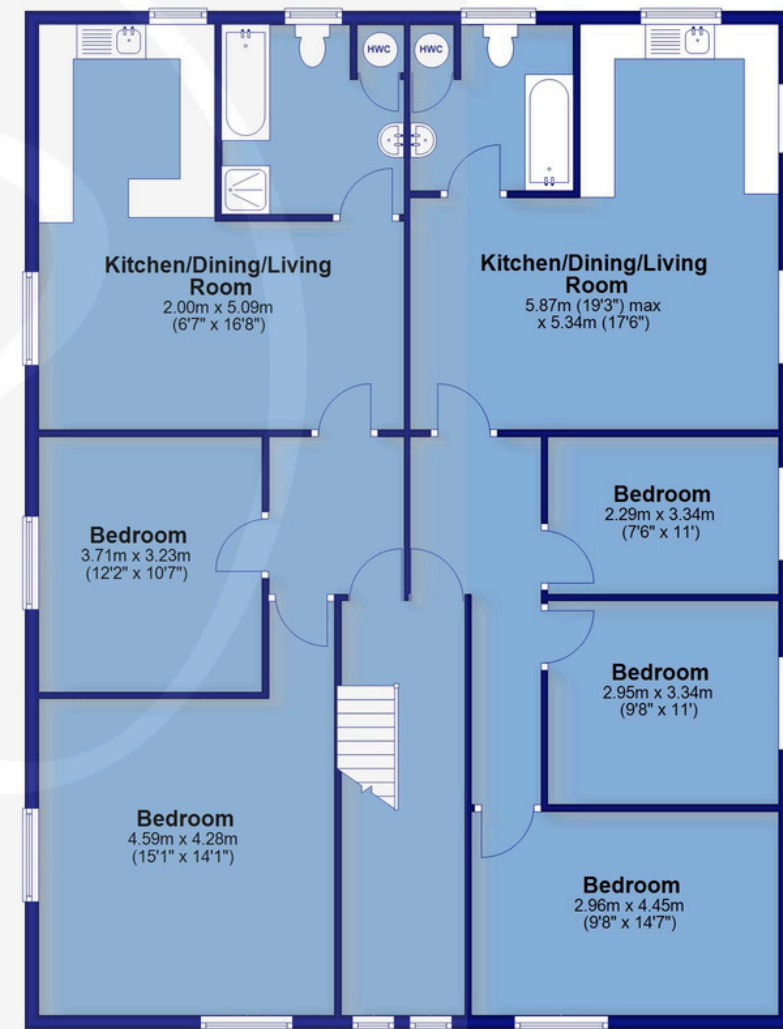
Ground Floor

Approx. 194.7 sq. metres (2095.9 sq. feet)



First Floor

Approx. 153.6 sq. metres (1652.9 sq. feet)



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