



MYRTLE COTTAGE
WESTLEIGH, BIDEFORD, DEVON, EX39 4NL

£460,000

There is something quietly romantic about Myrtle Cottage — a home whose story spans generations. Once owned by the current owner's great grandfather, the cottage held a special place in the family's history.

Years later, through a chance meeting, the opportunity arose to bring the cottage back into the family fold — a moment that ultimately led to its careful and considered revival.

At the time of its reacquisition the property required complete renovation, yet the potential was clear. Since then, having been near derelict, Myrtle Cottage has undergone a sympathetic & tasteful programme of refurbishment and extension, thoughtfully blending modern comfort with the warmth and charm befitting a village cottage.

The accommodation is well-balanced and versatile. A welcoming lounge with feature fireplace provides a cosy focal point to the home, while a separate dining room offers an ideal setting for family gatherings or entertaining. The kitchen/breakfast room forms the practical heart of the home and is complemented by a utility room and ground floor WC.

A further study/bedroom 4 adds flexibility to the ground floor and serves as an ideal fourth bedroom, depending on individual needs.

To the first floor there are three comfortable bedrooms (each with ample space for a double bed and furniture), including a particularly appealing principal bedroom with en-suite shower room and walk-in wardrobe, while a well-appointed family bathroom serves the remaining bedrooms.

The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort throughout the year.

The cottage enjoys a sunny aspect side garden, with its south west facing aspect creating a pleasant, manageable outdoor space for relaxing or entertaining.





A particularly valuable feature — especially within this close-knit village environment — is the inclusion of a garage together with off-road parking, a commodity not always readily available in such settings.

LOCATION

Myrtle Cottage is situated within the sought-after village of Westleigh, nestled between the coastal village of Instow and the historic port town of Bideford.

The village is known for its attractive cottages, peaceful surroundings and enjoys a strong sense of community, with its winding lanes and closely clustered cottages creating a quintessential village atmosphere, at its heart sits the popular Westleigh Inn, renowned locally for its excellent food, welcoming environment and outdoor seating.

Nearby lies the coastal village of Instow, where sandy beaches, charming pubs, cafés and waterside walks await. The nearby Tarka Trail offers miles of scenic cycling and walking routes, while the towns of Bideford and Barnstaple provide everyday amenities within easy reach.

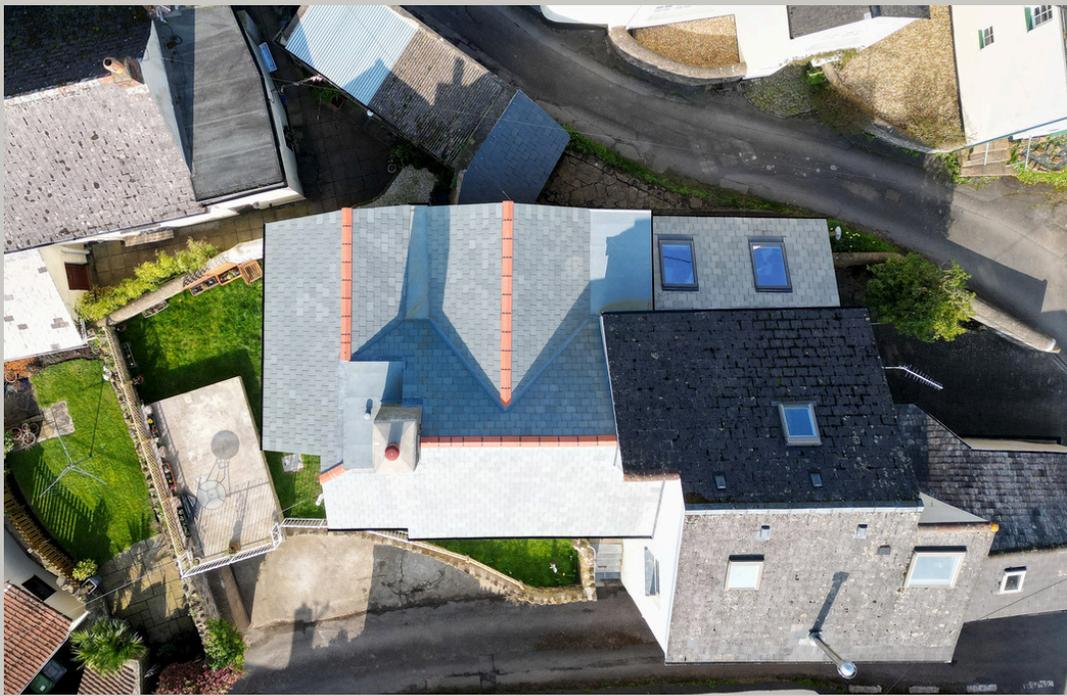
With its heartfelt story, careful renovation and enviable village setting, Myrtle Cottage presents a rare opportunity to acquire a beautiful home ready for its next chapter.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): C (79)
Council Tax: TBC (awaiting banding)

What3Words: hush.exclusive.washable





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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