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The Old School, Westleigh
Bideford, EX39 4NW

Detached former Village School dating back to 1876 situated in this highly sought after village enjoying countryside views.

Instow/Beach 1.6 miles Bideford 2.7 miles Barnstaple 9 miles

- Detached former school
- Popular village location
- Countryside views
- 4 double bedrooms
- En-suite & family bathroom
- One bedroom holiday let
- In need of finishing
- No onward chain

Guide price £525,000

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SITUATION & AMENITIES

The property is situated on the outskirts on the highly popular coastal village of Westleigh. The village itself has a renowned village pub, church and village hall. The village is surrounded by countryside and within easy reach (1.4 miles) from the sandy beach at Instow and all of the amenities that this highly popular village has to offer. These include a hotel, local shop, delicatessen, galleries, various public houses, restaurants, primary school, church, sailing club and access to the 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 approximately 2.5 miles away and offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for ages (public and private) and three supermarkets. The regional centre of Barnstaple is approximately 9 miles away and 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

This is an opportunity to acquire a charming, spacious, light and airy detached period property which enjoys far reaching countryside views. The property has an interesting history and is believed to date back to 1876, when it was the only school for the village. The school population gradually fell during World War Two with Wartime evacuees temporarily raising the pupil numbers but sadly the school was forced to close in 1981 when only nine children remained. In terms of numbers, it had become North Devon's smallest school. In more recent years the property changed hands twice before being bought by the current owners who have sympathetically restored the former school turning the property into a spacious home retaining many of the original features with modern refinements. In addition, the owners have renovated a former detached barn within the grounds to a one bedroom holiday let which could provide a useful income for any

potential buyer or self-contained annexe subject to change of use. Although not fully completed, the property is at the stage where a potential buyer could still put their own stamp on and would make an ideal principle or second home. The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan, but comprises;

ENTRANCE PORCH

With original old school bell, UPVC double glazed door with matching side windows to:

ENTRANCE HALL

Spotlights, old school radiator, doors to:

BOILER ROOM/ UTILITY ROOM

Wall mounted boiler providing domestic hot water and heating for the property.

WC

Space and plumbing for WC, wash hand basin, chrome heated towel rail.

INNER HALLWAY

Stairs rising to First Floor, uPVC double glazed window to rear, small set of steps leading down to parquet part laid flooring, spotlights, old school radiator. Doors to:

BEDROOM 1

Several narrow character wooden windows to front with countryside views, open fireplace, double panelled radiator, door to:

EN-SUITE

Spotlights, uPVC double glazed window to front with countryside views, his and hers sinks, corner shower cubicle, low level WC, chrome heated towel rail.



BEDROOM 2

Wooden double glazed window to side, double panelled radiator.

BEDROOM 3

Several narrow character windows to side, double panelled radiator.

BEDROOM 4

UPVC double glazed windows to front and side with countryside views, single panelled radiator.

BATHROOM

Obscure uPVC double glazed window to side, access to loft space, plumbing and space for spa jet bath which is currently in place, low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail.

FIRST FLOOR

OPEN PLAN LIVING ROOM/ DINING ROOM

Separated by a central open fireplace with wood burning stove and wooden mantelpiece, vaulted ceiling with exposed wooden A frame beams and stone work, arched mullion style windows to the side, two velux windows to rear, three single panelled radiators, door to:

KITCHEN/ BREAKFAST ROOM

Vaulted ceiling room with exposed wooden A frame beams and seven velux windows, arched mullion style wooden windows with countryside views. A range of floor units with high polished black granite work surface, splash backs, ceramic 1½ bowl ceramic sink and drainer with mixer tap. Built into an original fireplace, a Rangemaster oven with halogen five ring hob and extractor hood over. Central island with space and plumbing for fridge and freezer, single panelled radiator.

OUTSIDE

The property is accessed via a initial shared driveway leading up to a five bar gate. The walled gardens wrap around the property with an area of parking to the rear. Mainly laid to lawn with areas of stone chipping. The gardens enjoys countryside views.

DETACHED HOLIDAY BARN

A single storey detached former barn which is currently partly renovated for holiday use. The accommodation comprises an open plan Living Room/ Kitchen Area with velux window exposed beams, a Shower Room with velux window, plumbing for shower, WC and wash hand basin, double Bedroom with window to front and velux window to rear. The property will also have its own independent parking and garden area if required.

SERVICES

Mains services, oil fired central heating.

SPECIAL NOTE

The internal photos were taken in 2016. Since then more of the renovations internally have been completed, however there is still some finishing required.

DIRECTIONS

From Bideford Quay with the River Torridge on your left, turn left over the Old Bideford Bridge. At the next mini roundabout, turn left and proceed out of Bideford passing under the new Bideford Bridge. At the roundabout, bear left signposted towards Instow. Continue along this road and take the right hand turning after the bus stop signposted towards Westleigh. Proceed up the hill and passing the Westleigh village sign, taking the left hand fork continuing up the hill where the property will be found a short distance on the left hand side.

LOCAL AUTHORITY

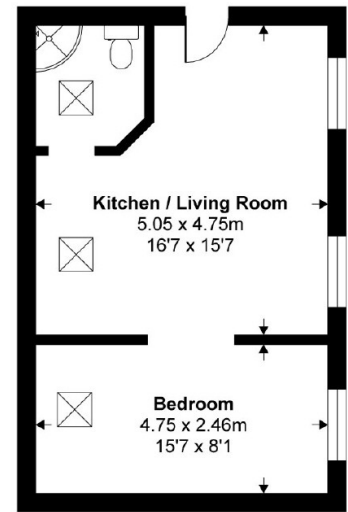
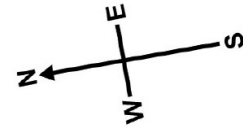
Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG. Tel: 01237 428700.



Approx. Gross Internal Floor Area
175.1 Sq Metres 1885 Sq Ft (Excludes Restricted Head Height & Outbuilding)

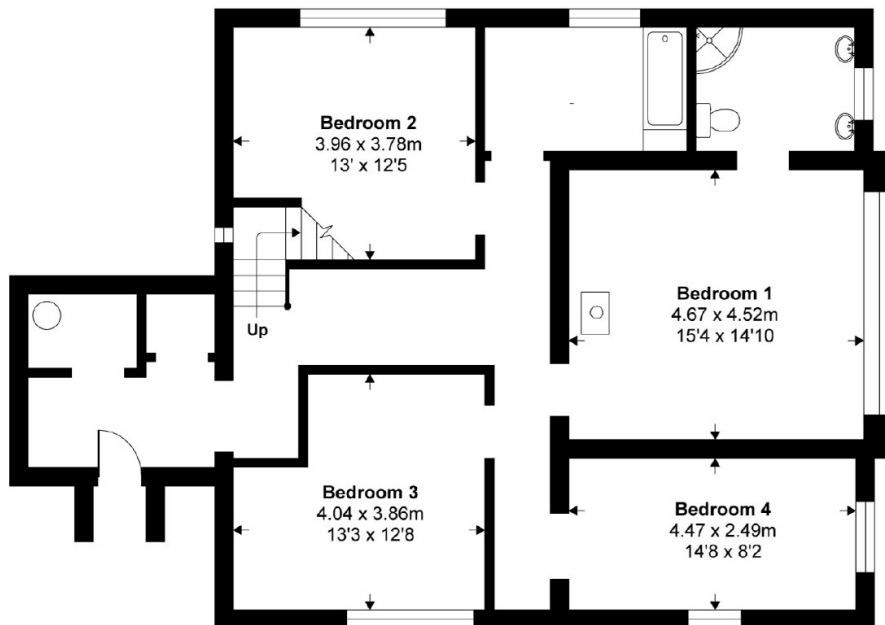


First Floor



Barn

Denotes restricted head height



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		40	65
		EU Directive 2002/91/EC	