

Mead Farm Cottage

Welcombe, Bideford, Devon EX39 6HQ

Guide Price

£450,000



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A Characterful 3 Bed + Study Barn Conversion With Ample Parking & Garage Close To The Coast

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Mead Farm Cottage occupies an enviable position within a small and peaceful coastal hamlet, just a quarter of a mile from the spectacular beach at Welcombe Mouth. Set above one of North Devon's most dramatic stretches of coastline, the property lies within an Area of Outstanding Natural Beauty, celebrated for its rugged cliffs, breathtaking coastal walks and unspoilt scenery. Public footpaths leading to the South West Coastal Path are located just 100 metres from the property, while The Old Smithy Inn is a short stroll away via a public footpath directly from the cottage.

Approached via a sweeping driveway through double timber gates, Mead Farm Cottage is an attractive attached barn conversion that effortlessly combines traditional Devon character with stylish contemporary enhancements. Thoughtfully improved by the current owners, the property offers beautifully presented accommodation, equally suited as a permanent residence, idyllic coastal retreat or highly successful holiday let.

At the heart of the home is a spacious kitchen/dining room, creating a welcoming space for both everyday family life and entertaining. The adjoining sitting room is warm and inviting, centred around a wood-burning stove, while the impressive oak-framed garden room fills the interior with natural light and provides a seamless connection to the beautifully maintained gardens.

One of the most notable improvements has been the thoughtful reconfiguration of the ground floor. The former family shower room has been transformed into a stylish en-suite serving the principal bedroom, creating the flexibility of ground-floor living that will appeal to couples, retirees and multi-generational families alike. Upstairs are two further generous double bedrooms and a beautifully appointed family bathroom, finished to a high standard. From the first-floor bedrooms, delightful sea views provide a constant reminder of the property's exceptional coastal setting.

The property also benefits from an abundance of cleverly designed built-in storage. The principal bedroom features extensive fitted wardrobes, while additional concealed storage has been incorporated into the first-floor landing, making excellent use of the barn's characterful roof space.

Outside, a former workshop adjoining the detached stone garage has been expertly converted into a fully insulated home office, complete with electricity and Wi-Fi, making it an ideal workspace for those looking to work remotely. The enclosed gardens provide a wonderfully private and sheltered setting, with a variety of seating areas perfectly positioned to enjoy the peaceful surroundings throughout the day.

The detached stone garage offers excellent storage, while also presenting further potential for use as a studio, hobby room or additional workspace, subject to any necessary consents. Ample private parking is available to both the front and rear of the property.

Opportunities to acquire a home in such an exceptional coastal setting are increasingly rare. Combining charm, versatility and an outstanding location, Mead Farm Cottage offers a truly special lifestyle opportunity. To find out more or to arrange a viewing, please contact the Bideford team.

SERVICES - Oil central heating. Mains water and electricity. Private drainage.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797



Oak Garden Room 5.87 x 2.06 (19'3" x 6'9")

Kitchen Diner 6.10 x 5.46 (20'0" x 17'10")

Lounge 4.34 x 4.14 (14'2" x 13'6")

Ground Floor Bedroom 1 3.61 x 3.53 (11'10" x 11'6")

Ensuite

First Floor

Bedroom 2 4.11 x 3.05 (13'5" x 10'0")

Bedroom 3 4.04 x 2.54 (13'3" x 8'3")

Bathroom

Garage 4.29 x 2.64 (14'0" x 8'7")

Study 4.42 x 2.44 (14'6" x 8'0")





Situation

Welcombe Mouth is widely regarded as one of North Devon's hidden gems. Its secluded setting and unspoilt natural beauty create a wonderfully peaceful environment, a world away from the busier surfing beaches found elsewhere along the coast. Whether it's an early morning swim, a scenic walk along the South West Coast Path or simply watching the sun set over the Atlantic, this remarkable location offers an exceptional coastal lifestyle.

The nearby village of Welcombe provides a welcoming country inn, village shop and Post Office, while the thriving village of Hartland, approximately eight miles away, offers a wider range of everyday amenities including cafés, traditional pubs, independent shops, a medical centre and primary school.

Just across the Cornish border, the popular seaside town of Bude provides further shopping, restaurants and leisure facilities, along with its renowned sandy beaches and surfing.

The historic port town of Bideford (approximately 18 miles) and the regional centre of Barnstaple (around 27 miles) offer an extensive selection of retail, leisure and commercial amenities, together with excellent transport links via the A39 Atlantic Highway and the A361 North Devon Link Road.

DIRECTIONS

From Bideford, proceed towards Bude on the A39, passing Clovelly Cross Garage and the Westcountry Inn. At Welcombe Cross, turn right, following the signs for Welcombe. Continue towards the village for approximately one mile until reaching a fork in the road, where you should bear left towards Welcombe Mouth, passing The Old Smithy Inn on your right. Follow this road as it winds down the hill, passing Mead Barn Cottages on your right. Mead Farm Cottage will then be found a short distance further along on the right-hand side.



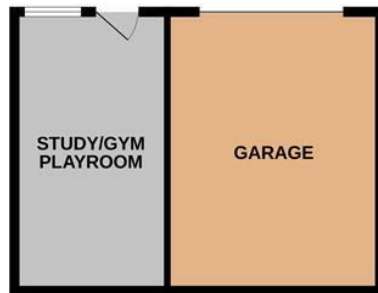
VIEWING

By appointment through
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or,
outside usual office hours
contact Edward on
07772363674



MEAD FARM COTTAGE WELCOMBE

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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GROUND FLOOR



1ST FLOOR