



3 Coronation Terrace Pump Lane, Bideford, EX39 5AY

£255,000

With NO ONWARD CHAIN this is a charming and beautifully presented three-bedroom period cottage arranged over three floors, boasting character features, a delightful rear garden and countryside views, ideally situated in the popular coastal village of Abbotsham.

Description

A Charming Three-Bedroom Period Cottage Offering Countryside Views, Village Living and Easy Access to the North Devon Coast

Offering all the charm of traditional village living without compromising on everyday convenience, Fieldview is a beautifully presented three-bedroom period cottage situated in the popular coastal village of Abbotsham.

With characterful accommodation arranged over three floors, delightful countryside views and an attractive rear garden, this charming home provides an appealing escape from the hustle and bustle while remaining remarkably well connected.

The cottage retains a wealth of traditional features, including attractive fireplaces, exposed wooden flooring, picture rails and a wood-burning stove, all contributing to its warm and welcoming atmosphere. These character features are complemented by modern conveniences, including PVC double glazing and electric heating.

The Accommodation

Stepping inside, an entrance lobby leads into a welcoming sitting room, where an attractive bay window allows plenty of natural light to fill the space while adding to the cottage's traditional charm.

Beyond is a separate dining room, a particularly inviting space featuring a wood-burning stove set within a character fireplace. This room provides a lovely setting for everyday dining or entertaining, with useful storage adding practicality.

To the rear of the ground floor is a modern fitted kitchen, offering a range of cupboards, work surfaces and space for appliances.

The first floor provides two bedrooms, both retaining attractive feature fireplaces, together with a generously proportioned family bathroom incorporating a useful airing cupboard.

A further staircase leads to the second floor, where a spacious third bedroom occupies the upper level of the cottage. Enjoying windows to both the front and rear, this delightful dual-aspect room benefits from plenty of natural light and lovely views across the surrounding countryside.

Outside

To the rear, Fieldview enjoys an attractive two-tiered garden, providing a pleasant outdoor space to relax, entertain or simply appreciate the peaceful surroundings.

The lower level is laid with low-maintenance stone chippings, offering a practical area for outdoor seating.

A short flight of steps leads to the upper garden, which is predominantly laid to lawn and bordered by established shrubs and bushes. From here, the garden enjoys a particularly pleasant outlook across the neighbouring fields, adding to the property's countryside appeal.

There is also shared pedestrian access to the rear of the terrace, providing access between the properties and their respective gardens, particularly useful for moving bins and garden equipment.

Location – Village Charm with Everyday Convenience

One of Abbotsham's greatest attractions is its ability to offer a genuine taste of rural village life without feeling isolated.

Surrounded by beautiful North Devon countryside, the village enjoys a peaceful, traditional atmosphere, with a popular local pub, primary school and scenic countryside walks all close at hand. The spectacular North Devon coastline is also within easy reach, with the sandy beaches of Westward Ho! just a short drive away.

Despite its rural charm, Abbotsham is remarkably well connected. Within approximately 10 minutes by car, residents can access a wide range of everyday conveniences, including major supermarkets, retail outlets, coffee shops and restaurants, as well as the wider shopping and leisure facilities of Bideford.

The nearby A39 provides convenient connections along the North Devon coast and towards Cornwall, while also linking eastwards towards Barnstaple and the wider road network, including the M5.

It's this balance that makes Abbotsham such an appealing place to call home. You can enjoy the tranquillity of village life, countryside views and coastal walks, knowing that the shops, amenities and transport links of a larger town are never far away.

Our View

Fieldview offers a wonderful opportunity to enjoy the charm and character of a traditional North Devon cottage in a village that really does offer the best of both worlds.

The accommodation is surprisingly spacious, extending over three floors, while the attractive rear garden and countryside views further enhance its

appeal.

Whether you're looking for a permanent home, a countryside retreat or a base from which to explore the beautiful North Devon coastline, Fieldview is a property that deserves a closer look.

An internal viewing is highly recommended to fully appreciate everything this charming cottage has to offer.

Important Information

There is shared pedestrian access to the rear of the terrace, providing access between the properties and their respective gardens.

Directions

From Bideford Quay, proceed east towards Heywood Roundabout and join the A39 towards Barnstaple. Continue along the A39 before turning right at Abbotsham Cross, following signs for Abbotsham.

Proceed into the village, passing the primary school on your right. At the next crossroads, turn left and then take the next left into St Helens, continuing onto Pump Lane. Fieldview, 3 Coronation Terrace, will be found on your left-hand side.

Lounge 14'4" x 12'5" (4.38 x 3.81)



Dining Room 11'8" x 10'7" (3.57 x 3.25)



Kitchen 9'7" x 8'0" (2.93 x 2.44)



Bathroom



Bedroom 1 (Attic Conversion) 15'2" x 13'5" (4.64 x 4.11)



Heating - Electric - Log Burner
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band B
EPC Rating - E 45 - Potential to be C 76
Parking: On street

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

Bedroom 2 14'4" x 9'3" (4.38 x 2.84)



AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

Bedroom 3 10'7" x 9'3" (3.25 x 2.84)



Information

Age - 2022

Tenure - Freehold

Sellers Position: No onward chain

Floor Plan

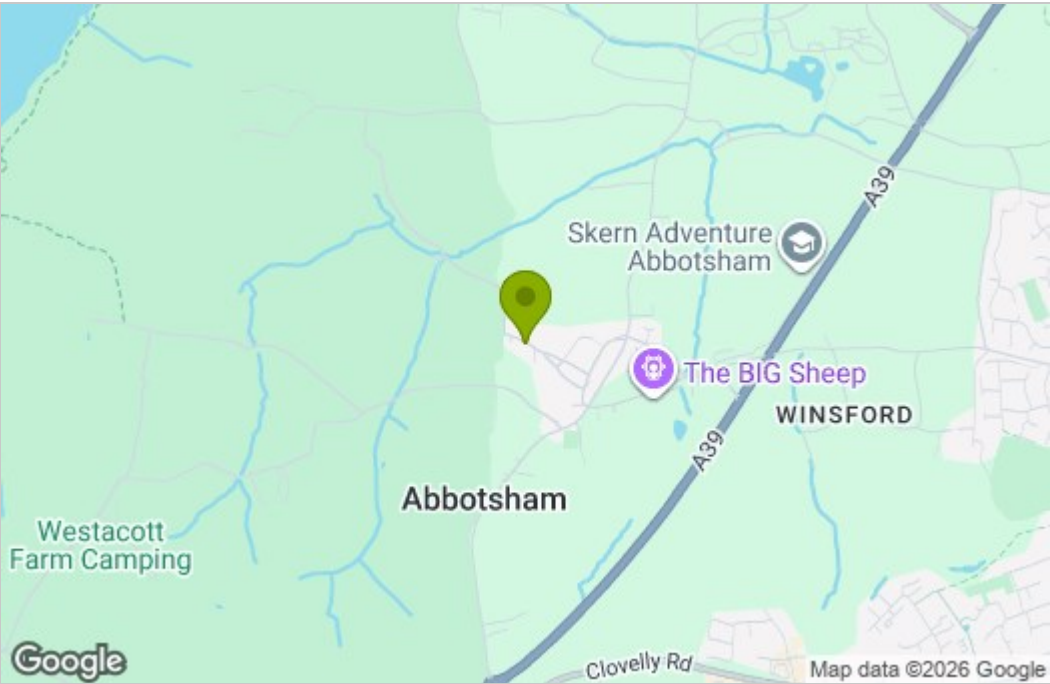


TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

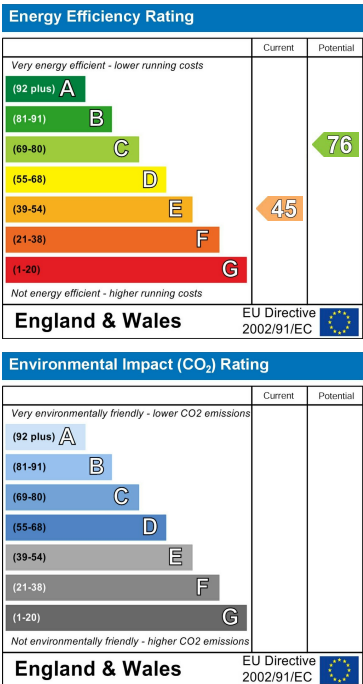
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.