turners



Fairview Farm

West Down, EX34 8NE

Price Guide £110,000

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Jasmine Cottage, Fairview Farm Cottages

West Down, EX34 8NE

Price Guide £110,000







Property Description

Situated just outside the quaint and highly regarded village of West Down, this immaculate holiday cottage presents a rare opportunity to acquire a beautifully maintained holiday cottage in a peaceful North Devon setting. Ideally positioned within a short drive of Exmoor National Park, the stunning beaches of Woolacombe and Croyde, and the many attractions North Devon has to offer, the property combines a tranquil countryside retreat with excellent access to the surrounding coastline.

The well-presented accommodation briefly comprises an inviting open-plan living area incorporating a modern fitted kitchen, creating a comfortable and practical space for relaxing and entertaining. To the first floor, there is a generously sized double bedroom alongside a beautifully appointed three-piece bathroom suite. Further practical benefits include useful internal storage, with a dedicated cupboard ideal for storing linen and holiday let essentials, together with additional loft storage.

Externally, the property benefits from an excellent range of communal facilities, providing an attractive setting for both owners and visiting guests. These include a large communal car park, an impressive converted barn which now serves as a spacious communal games room, a tennis court and a designated picnic area. The attractive communal gardens further enhance the peaceful surroundings, creating an ideal environment in which to relax and enjoy the North Devon countryside.

Whether seeking a holiday home, an investment opportunity or a peaceful countryside escape, this charming cottage offers an appealing combination of location, presentation and communal facilities.

The property is being offered for sale with no onward chain.

Location

West Down is a charming rural village situated in the heart of the North Devon countryside, conveniently positioned between Ilfracombe and Braunton. Surrounded by beautiful rolling hills and open countryside, the village offers a peaceful lifestyle while remaining within easy reach of the area's popular coastal resorts and beaches.

The village has a welcoming community atmosphere and benefits from a range of local amenities, including a community shop, traditional village pub, primary school, village hall and the historic 14th-century St Calixtus Church.

Ideally located for exploring the North Devon coastline, West Down is within easy driving distance of the beautiful beaches at Woolacombe, Croyde and Saunton, as well as the South West Coast Path and Exmoor National Park. The nearby towns of Ilfracombe and Braunton provide a wider selection of shops, restaurants and everyday amenities, with Barnstaple offering further facilities.

Combining traditional village charm, attractive countryside surroundings and convenient access to the coast, West Down is an appealing location for those seeking a quieter pace of life in North Devon.

Directions

Head towards Meridian Place and continue to follow the A361. At the roundabout, take the first exit onto Church Street (A361) and continue for approximately 2 miles. At Mullacott Roundabout, take the first exit onto the A3123, then after approximately 0.8 miles, turn right onto Ilfracombe Road, where the destination will be located on your left.

What3words: learns.noon.exist

Agent Notes

- 999 year lease with 980 years remaining
- £70 a month maintenance charge for the site facilities, also includes building insurance
- Ground rent: Peppercorn
- Drainage is private (Septic Tank)
- 12 month holiday let use
- cottage is not subject to the 100% council tax premium.

















Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

