

Strawberry Water,
Welcombe, Devon



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& Parker**

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An impressive coastal property with two adjoining cottages, set in a spectacular position with enchanting grounds of approximately 2 acres

Property description

Strawberry Water occupies a truly idyllic and unspoilt coastal position, nestled within a secluded valley. The property offers highly adaptable living space, making it suitable for a variety of configurations and lifestyles. Currently arranged as a successful holiday letting business, the accommodation comprises a four-bedroom main house alongside two separate two-bedroom cottages. For those seeking a more substantial single dwelling, the principal house and West Wing Cottage can be seamlessly combined to create an elegant six-bedroom home.

The property has undergone an extensive and thoughtfully executed renovation that was completed in 2014. Great care was taken to preserve the property's character while introducing modern efficiencies and comforts. Improvements include a new roof, full re-wiring and re-plumbing, underfloor heating powered by a ground source heat system, replacement windows and doors, and comprehensive re-plastering. The result is a home that balances contemporary living with timeless charm, enhanced by retained features such as exposed stonework, original lintels, and characterful beams.

The principal accommodation offers a spacious sitting room with an original fireplace and triple aspect that welcomes plenty of natural light. The kitchen/dining room adjoins the sitting room in a semi-open plan layout providing a sociable space. The kitchen features wooden units with wooden and granite worksurfaces, integrated appliances, a double Belfast sink and a large central island. The ground floor accommodation is completed by a useful cloakroom. On the first floor is the impressive principal bedroom suite which features built-in storage, an en suite and a roll top bath that is positioned to make the most of the exceptional views. One further bedroom benefits from en suite facilities while the additional two bedrooms are serviced by a family bathroom.

West Wing Cottage offers an open-plan living area and kitchen which features an original fireplace and French doors to both aspects providing a wealth of natural light. A shower room completes the ground floor accommodation. Upstairs there are two double bedrooms and a family bathroom.

The cottage offers further well-appointed and welcoming accommodation which includes a cosy sitting room with feature fireplace and a fully equipped kitchen. Adjoining the kitchen is a garden room which offers beautiful views over the grounds. Upstairs are two bedrooms and a family bathroom.



**4039sq ft (375.2 sq m) | Two reception rooms
Four bedrooms, two en suite | Family bathroom
Two, two-bedroom cottages | Summerhouse | Outdoor kitchen
Outdoor shower | Gardens and grounds | Stream | Woodland
Approximately 2 acres | Freehold**

Guide price £1,500,000

Outside

The enchanting grounds wraparound the property and have been designed to complement the landscape while offering privacy and seclusion. To the rear, a substantial patio terrace features a glazed veranda and an outdoor kitchen with Belfast sink and slate work surface, providing ideal space for entertaining in all seasons. A bridge from the eastern side of the property leads to an additional area of lawn, dotted with mature trees and complemented by a summerhouse, with its own vehicular access. Beyond, a second bridge opens onto a more expansive area of grounds with seating areas, a wood-fired barrel sauna, and an outdoor shower creating a private retreat immersed in nature. A stream meanders through the gardens, enhancing the sense of peace and connection to the surrounding countryside. The grounds extend further into an area of woodland, bringing the total acreage to approximately 2 acres.

Approached via a traditional five-bar gate, the property opens onto a gravelled forecourt. Across a quiet country lane lies a generous area of private off-road parking, together with an additional enclosed garden, both benefiting from separate access.

Location

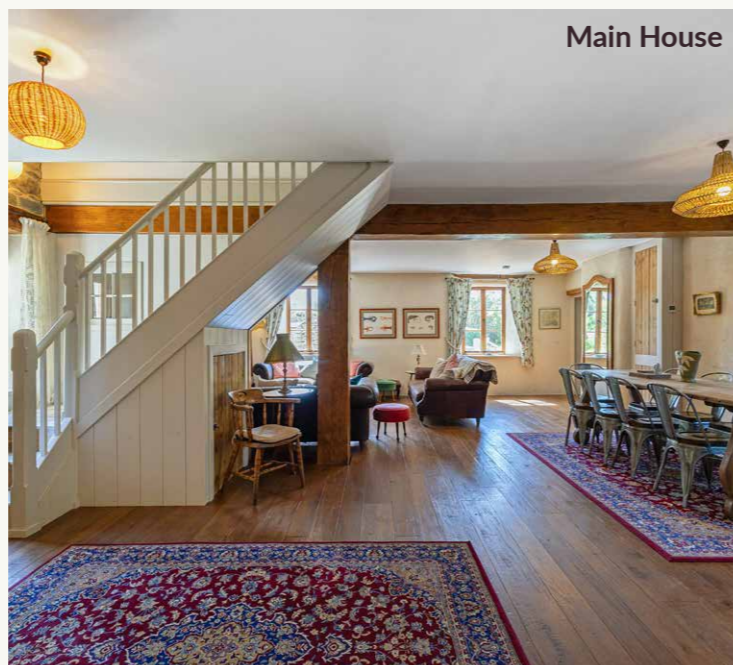
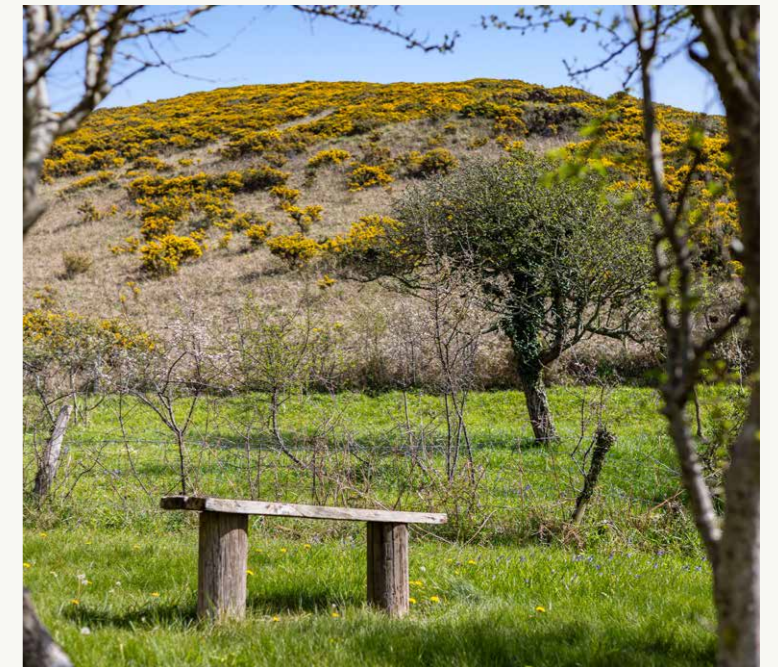
Strawberry Water enjoys an enviable position nestled within a secluded valley, with no immediate neighbours and uninterrupted access to the surrounding natural beauty. The property sits just above Welcombe Mouth beach and offers direct access to the renowned South West Coast Path and the dramatic North Devon coastline. The area is celebrated for its outstanding natural beauty, offering superb opportunities for walking, riding, and cycling. The nearby hamlet of Welcombe (just over a mile) provides a charming community setting with a traditional inn, village shop, church, and pottery studio. The historic village of Hartland, approximately 6.5 miles away, offers a wider range of amenities including shops, a primary school, and a medical centre. For more extensive facilities, the coastal town of Bude (around 13.5 miles) and the port town of Bideford (approximately 19 miles) offer a comprehensive range of services, education, and leisure amenities.

The property is accessible via the A30, with connections to the M5 motorway at Junction 27. Rail services are available from Barnstaple, providing links to Exeter and onward direct services to London Paddington in just over two hours.

Postcode region: EX39

General

Local Authority: Torridge Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Ground Source Heat Pump. Underfloor heating.
Council Tax: Business rates apply
EPC Rating: C. The Cottage: D
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Main House



West Wing



The Cottage

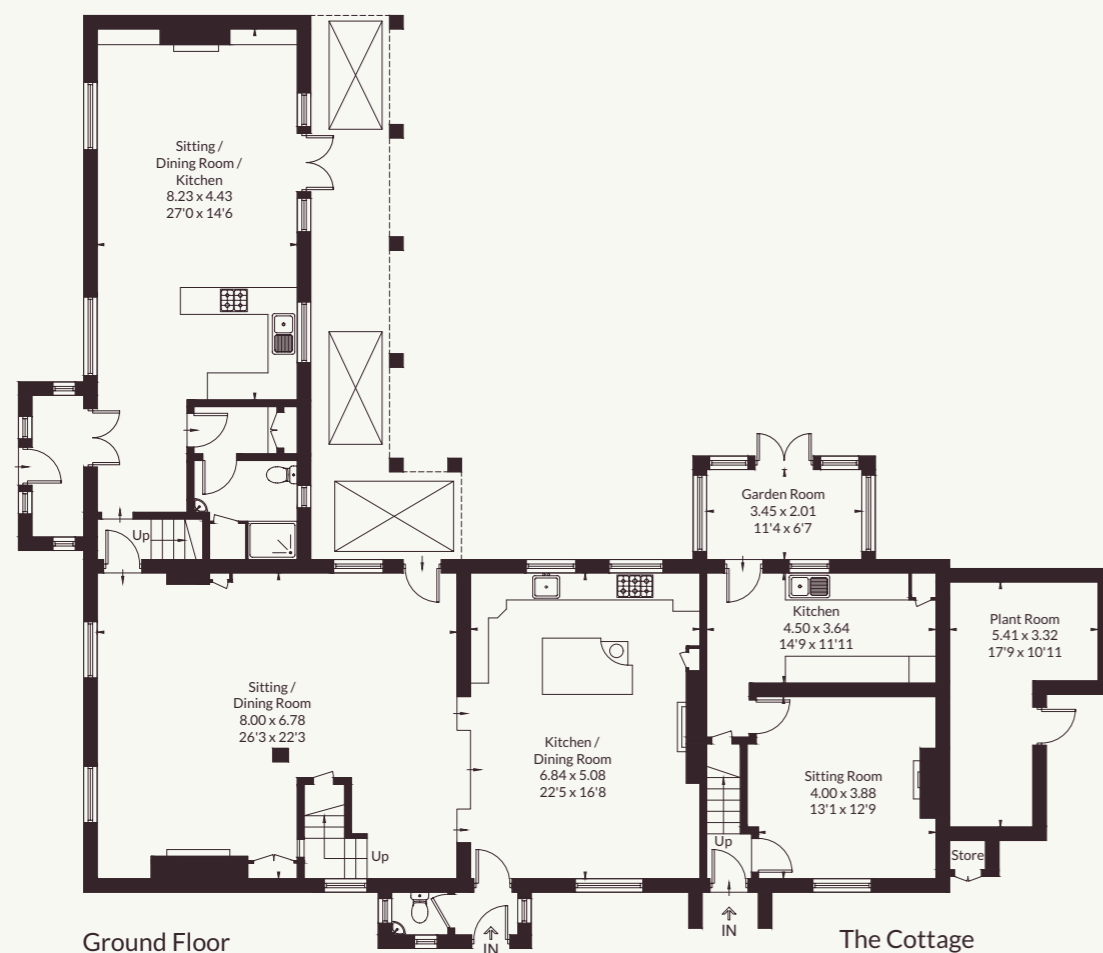
Approximate Floor Area = 362 sq m / 3897 sq ft (Excludes Store)
 Outbuilding = 13.2 sq m / 143 sq ft
 Total = 375.2 sq m / 4039 sq ft



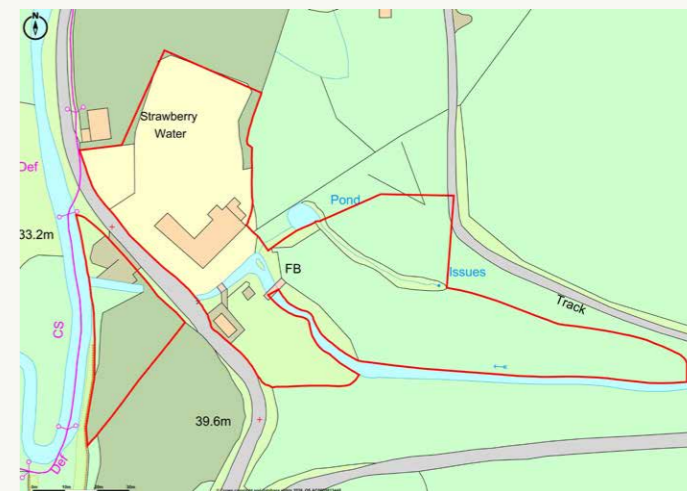
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West Wing



West Wing



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