



Woodside DUP



Woodside DUP First

, Bideford, Devon, EX39 3NJ

Bideford Town Centre 1 mile, Barnstaple 10 miles

- Character residence
- 6 bedroom house & 2 self-contained apartments
- Extensive garaging & parking
- Heated swimming pool
- Landscaped 1.2 acre garden
- Views over nature reserve

Guide Price £675,000

SITUATION

Nestling into a hillside approached by a quiet no-through residential road, Woodside enjoys the best of both worlds. Set in almost semi-rural surroundings with stunning views over the Kenwith Valley Nature Reserve yet, within a few minutes drive of the port and market town of Bideford. Bideford is located on the banks of the River Torridge and provides a good selection of amenities including supermarkets, a range of shops, schooling for all ages, hospital and places of worship. Also, close by is the quaint former fishing village of Appledore with its cobbled streets, fashionable galleries, cafes, eateries and popular quay.

Westward Hol is a short drive away with sandy beach, Burrows Nature Park and North Devon golf course. The A39 Link Road is nearby and gives access to the regional centre of Barnstaple which is approximately 10 miles away offering the areas main business, commercial, entertainment and shopping venues.

DESCRIPTION

Reputed to have been originally built for a former Mayor of Bideford, this substantial property has colour washed rendered elevations beneath a slate tiled roof. The current owners have improved and tastefully updated the property to combine modern comforts with many of the original period features. The accommodation is well presented, bright and extremely adaptable and could provide one spacious substantial family home. Alternatively, this generous house could be suitable for dual occupation or semi commercial use (subject to any necessary planning consent) including B&B, guest house, small hotel etc. There is also potential for home and income use operating upper levels as a private residence with self-contained apartments below, possibly suitable for holiday / long term lets. Externally, the secluded grounds have also been the subject of considerable expenditure and landscaping. Arranged over a series of levels benefit from an extensive sun terrace, formal gardens, woodland walkways, paths and other more natural areas, which make an ideal playground for children. The accommodation and dimensions are more clearly shown on the accompanying floorplan but comprises;



The property is accessed from the ground floor level with a wooden entrance door leading to the entrance porch, which in turn leads to the main hall with a grand staircase to the upper levels. A separate staircase leads down to the lower floors/ apartments. The ground floor living room has an open fireplace and a deep bay window with views over the Nature Reserve. The dining room is a dual aspect room with doors that lead to a covered balcony with spectacular views over Kenwith Valley. From the main hallway, country style kitchen/ breakfast room has wall and floor units together with enough space for a table and chairs, American fridge freezer and Range oven. In addition, there is another external access door out onto First Raleigh Road, useful utility room and WC. From the first floor landing there are three bedrooms, with the master bedroom having a newly installed en-suite bathroom, the second bedroom also has a private en-suite. From this level stairs rise up to the second floor landing where there are further three bedrooms with a family bathroom.

The lower ground floor level (Apartment 1) can be accessed directly from the lower ground floor staircase or separately approached via an external doorway. From the hallway, stairs lead down to the garden/ basement level and doors into the living room with views over the garden, kitchen/ breakfast room looking out towards Kenwith Valley with enough space for a table and chairs, two bedrooms, bathroom and separate WC. The garden/ basement level (Apartment 2) also has its own independent external access or using the lower ground floor staircase inside. From the hallway, doors lead into a living room, kitchen/ breakfast room which has French patio doors leading out to the patio, bedroom and bathroom.

OUTSIDE

Woodside is approached from the road through a pedestrian gate leading to the main entrance front door. Below the ground floor level of the property there is a separate vehicular access, with a sweeping drive that leads to a double garage measuring 19'8 x 19'8 with electric, power and lighting. Adjacent to the garden level of the house is a splendid terrace offering complete seclusion and privacy, where the terrace leads through to a gateway to the swimming pool area. The swimming pool is heated and measuring 30' x 15' with a paved surround and adjacent filtration/ plant shed. The terrace and landscape gardens including two further terraces, linked by winding paths with a number of steps, to the lower lawn. The summer house and play areas make an ideal space for children to play. To the side of the property at ground level is a single garage measuring 15'0 x 9'9 with side door access and a metal up and over door. The gardens and grounds amount to around 1.2 acres in total.

SERVICES

All mains services. Separate domestic hot water & gas central heating systems to various parts of the accommodation. Woodside & Apartment 1 EPC Band D. Apartment 2 EPC Band C.

DIRECTIONS

From Bideford Quay proceed to Heywood Road passing Morrisons supermarket on your right hand side. Before Rydons Garage take the right hand turning into First Raleigh. Woodside is located towards the top of the road on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	80
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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EX39 2HW

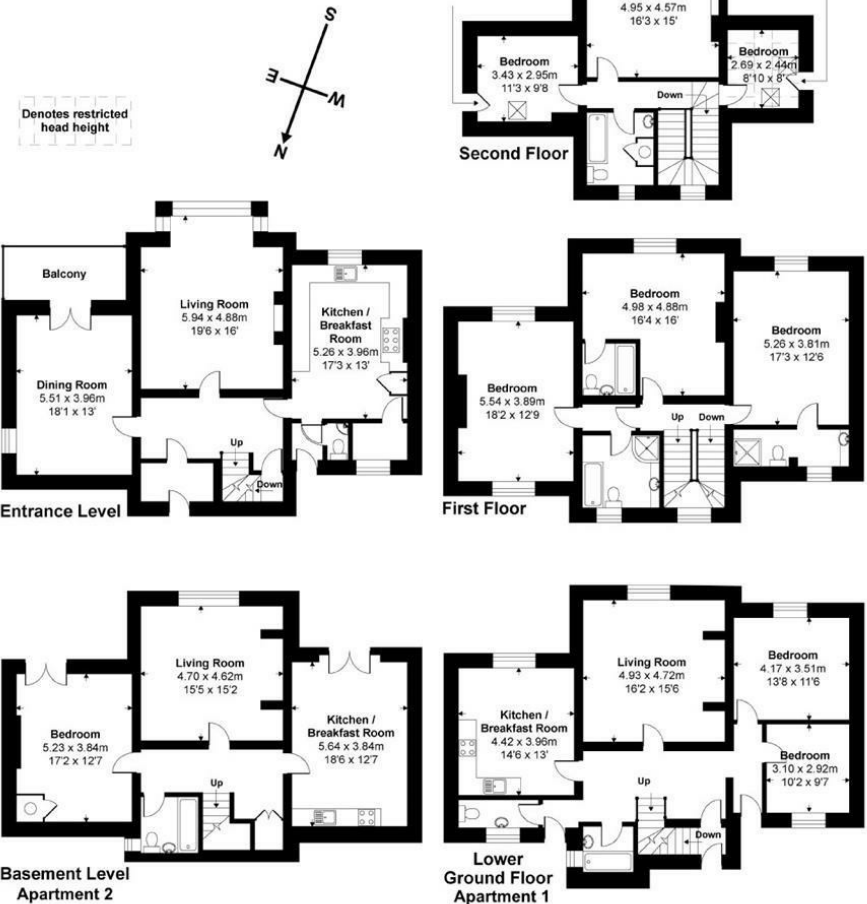
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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

Approx. Gross Internal Floor Area
427.8 Sq Metres 4605 Sq Ft (Excludes restricted height)



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