

# The Acorns, 33 Orchard Hill

STAGS

# The Acorns, 33

Northam, Devon EX39 2QY

Bideford Town Centre 0.8 miles, Westward Ho! Beach 2 miles, Northam 1 mile, Barnstaple 10 miles

## An attractive four-bedroom detached home with pleasant estuary views, a south-facing garden, double garage and off-road parking.

- Four Bedrooms
- Detached Family Home
- Generous Kitchen/Breakfast Room
- Double Garage
- Separate Home Office
- Off-road Parking
- Far-reaching Views
- South-facing Garden
- Freehold
- Council Tax Band 'F'

## Guide Price £475,000







### Situation

The Acorns occupies an enviable position on Orchard Hill, one of the most historic, desirable and picturesque residential roads in the area. Located on the banks of the River Torridge, the port and market town of Bideford offers a welcoming community and a comprehensive range of facilities and amenities, all within walking distance, including independent and artisan shops, banks, pubs, restaurants, cafés, public and private schooling, the popular Pannier Market, five supermarkets and a retail complex. The River Torridge flows through the heart of the town, beside which is 'The Quay', where various vessels dock daily, including the 'MS Oldenburg' (tide dependent), which provides the passenger service to Lundy Island. The Tarka Trail affords superb walking and cycling through beautiful scenery. Local coastal villages include Instow (3 miles), with its glorious sandy beach; Appledore (3 miles), a picturesque fishing village; and Westward Ho! (2 miles), a popular coastal town with a three-mile sandy beach adjoining Northam Burrows Country Park.

The A39/North Devon Link Road (approximately 1 mile) provides swift access in and out of the area, connecting to the regional centre of Barnstaple (11 miles), the M5 motorway, and Tiverton Parkway railway station, with regular services to London Paddington in approximately 1 hour 57 minutes.

### Description

An attractive four bedroom detached family home offering well-proportioned accommodation, a good range of reception space and lovely far-reaching views towards the estuary. The property benefits from a spacious kitchen, living room with adjoining dining area, conservatory, separate office, master bedroom with en suite shower room and a family bathroom. Outside, the property enjoys a south-facing rear garden, predominantly laid to lawn with planted borders, a decking area, together with a double garage and two additional off-road parking spaces.

## Accommodation

The property is approached via a shared access drive, leading to the property, where there is a DOUBLE GARAGE and two off-road parking spaces to the front. The front garden is enclosed by raised stone walls, with planted borders and a pathway with a couple of steps leading to the front door, which is sheltered by a covered porch. The front door opens into the HALLWAY, providing access to the KITCHEN, LIVING ROOM, OFFICE, WC and useful storage cupboard, together with the staircase rising to the first floor. The spacious KITCHEN enjoys a large window and is fitted with a modern range of units, quartz-effect worktops and tiled splashbacks. There is an induction hob, double oven, space for white goods, together with a useful breakfast bar. The kitchen also houses the boiler and benefits from a door providing access to the side of the property, with access to the garage and rear garden. A further door leads through to the dining area. The LIVING ROOM is a well-proportioned reception room, featuring a fireplace with gas fire and a large window providing plenty of natural light. An attractive archway separates the living and DINING AREA, which provides ample space for a dining table and benefits from a door leading through to the CONSERVATORY. The conservatory is half-walled with windows above, with blinds fitted throughout and double doors opening directly onto the rear garden, providing a pleasant space from which to enjoy the garden. The OFFICE enjoys a double aspect and benefits from fitted cupboards surrounding the window, together with useful understairs storage. The WC comprises a suite of WC and wash hand basin with storage beneath. A further STORAGE CUPBOARD provides useful hanging space and shelving.

Upstairs, the landing provides access to the four BEDROOMS, FAMILY BATHROOM and useful AIRING CUPBOARD, which houses the hot water cylinder and benefits from additional shelving. The MASTER BEDROOM is a double room enjoying far-reaching views, together with a built-in double cupboard and EN SUITE SHOWER ROOM, comprising a large shower, wash hand basin with vanity storage beneath, WC and heated towel rail. BEDROOM 2 is a further double bedroom with a front aspect and built-in double cupboard. BEDROOM 3 is a well-proportioned double bedroom with a built-in cupboard and lovely views towards the estuary. BEDROOM 4 is a single room enjoying a front aspect. The FAMILY BATHROOM comprises a suite of WC, wash hand basin, panelled bath with shower over and heated towel rail.

## Outside

The rear garden is south-facing and predominantly laid to lawn, with planted borders enclosed by attractive stone walls and fencing around the perimeter. A decking area provides an ideal spot for outdoor seating and enjoying the sunshine. The garden also benefits from a useful woodstore/shed and side access leading to the garage. A further gate provides direct access to the front of the property. The DOUBLE GARAGE benefits from power and lighting.

## Services & Additional Information

Services: All mains connected. Gas central heating.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

## Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

## Directions

Postcode: EX39 2QY (Not to be relied upon)
What3words: ///chat.forgets.tarnished



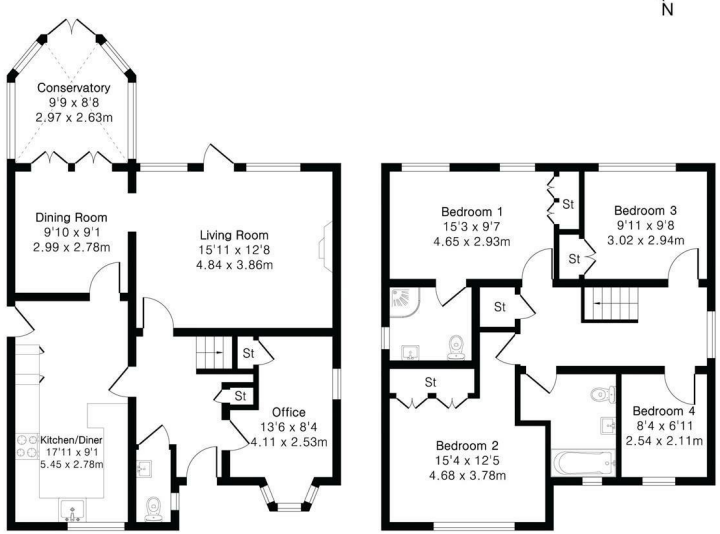




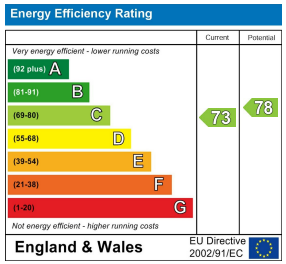
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**Approximate Gross Internal Area 1454 sq ft - 135 sq m**
Ground Floor Area 774 sq ft – 72 sq m
First Floor Area 680 sq ft – 63 sq m




Ground Floor First Floor




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