Bond Oxborough Phillips

*Changing Lifestyles*

Hillsborough
Landcross
Bideford
Devon
EX39 5JA

# Guide Price: £270,000

# Freehold

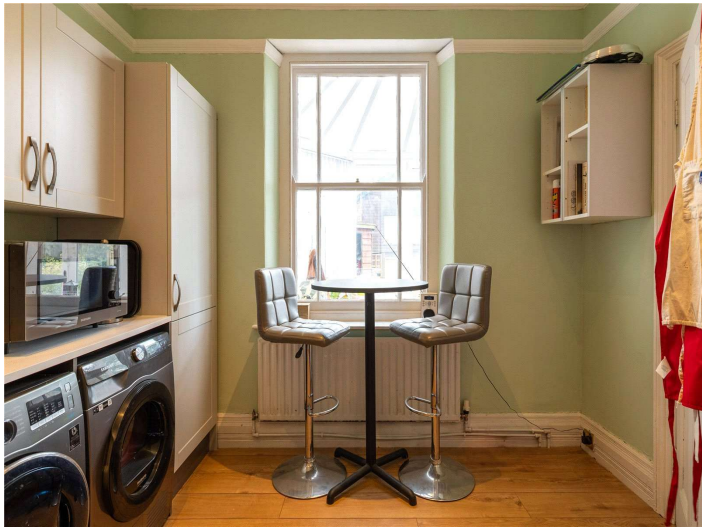
Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Hillsborough, Landcross, Bideford, Devon, EX39 5JA

# AN IMPRESSIVE WING OF A FORMER VICTORIAN GENTLEMAN'S RESIDENCE

- 4 Bedrooms
- Brand new Conservatory to admire the grounds from
- Living Room with cosy open fire
- Newly fitted contemporary Kitchen
- First Floor sumptuous Bathroom
- Situated in a quiet hamlet only a short drive from Bideford
- Garage & 2 parking spaces
- Pretty front garden & further separate garden area of an impressive size to be cultivated, as desired



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## Overview

**For those who like period properties, this is a very exciting opportunity to acquire an impressive wing of a former Victorian Gentleman's residence situated in the quiet hamlet of Landcross which has a lovely rural feel whilst only being within a short drive of Bideford.**

**This property offers plenty of living space over its 3 impressive floors and also has an impressive amount of outside space too. Some fine countryside views can be enjoyed from the residence, making this a great place to bring up children or for couples to relax in and enjoy.**

**The house is approached via a shared drive which gives access to the Garage which belongs to the property as well the 2 parking spaces which come with the house.**

**The house, itself, is accessed by the extensive, brand new Conservatory which provides a wonderful space from which to admire the grounds and the wooded surrounds. Progressing into the property, a charming Living Room will be found on your left hand side which has an impressive bay window and a cosy open fire which has a marble surround. On your right is the newly fitted contemporary Kitchen which features an attractive range of eye and base level cabinets with matching drawers. The sale of the house will include an impressive Colchester 5-ring cooker. The Kitchen also has space for all the usual domestic appliances.**

**On the First Floor there is the spacious, dual aspect Main Bedroom which takes in the best of the views. There is also a sumptuous Bathroom on this level with a roll top bath.**

**On the Upper Level there is a further dual aspect Bedroom that is identical in proportion to Bedroom 1. It is currently utilised as a second Living Room / occasional Bedroom. There is also a Shower Room on this level as well as Bedrooms 3 and 4 which are a little smaller but could be amalgamated into one larger room, if desired.**

**The main house is approached via a pedestrian wrought iron gate and crazy paved path. There is plenty of space to sit out in this area to the front of the house which features stone chipped garden terraces and lawned areas that have been prettily arranged and well-stocked with a wealth of flowers, shrubs, soft fruits and bushes.**

**Beyond the Garage is a further separate garden area that is of an impressive size and provides additional outside space to be cultivated as desired. This garden area can best be viewed from our aerial photos.**

**We would highly recommend a viewing of this property to appreciate both the scope of the house and the pleasant ambience of the surroundings.**

**Agents Notes**

Bedrooms 3 and 4 are set above the First Floor accommodation of the adjacent cottage thus creating a 'Flying Freehold'.

The gas boiler is located in a cupboard in Bedroom 2.

Hillsborough uses a new septic tank shared between 3 properties.

**Council Tax Band**

C - Torridge District Council



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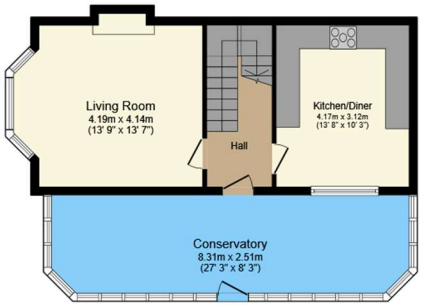
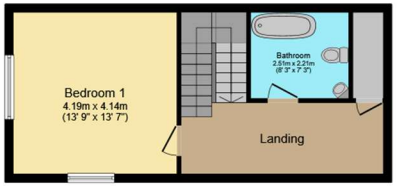



## Ground Floor

Floor area 65.4 m² (704 sq.ft.)




## First Floor

Floor area 39.2 m² (422 sq.ft.)

## Second Floor

Floor area 50.1 m² (540 sq.ft.)

TOTAL: 154.7 m² (1,666 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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## Area Information

Landcross is a small hamlet situated approximately 1.5 miles from the port and market town of Bideford.

The property is ideally located within short walking distance of the popular Tarka Trail which provides scenic walks along the banks of the River Torridge.

Bideford caters well for its inhabitants with a comprehensive range of national and local shopping facilities and other everyday amenities including banks, post office, library, schools, etc.

The popular market town of Torrington with its selection of shops and amenities is approximately 5.5 miles with other nearby attractions including Westward Ho! renowned for its safe sandy surfing beaches and adjoining championship golf course, Appledore famous for its quaint character cottages and cobbled interwinding streets and Instow with its yacht club offering many maritime recreation facilities. The North Devon regional centre of Barnstaple is approximately 10 miles in distance.

## Directions

From the Old Bideford Bridge follow the A386 towards Torrington. Having crossed the River, continue around a double bend to your right and then to your left. Immediately after the left hand bend, take the first turning left onto a steep driveway. Continue straight up the driveway to where Hillsborough will be found at the top and on your left hand side clearly displaying a nameplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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# We are here to help you find and buy your new home...

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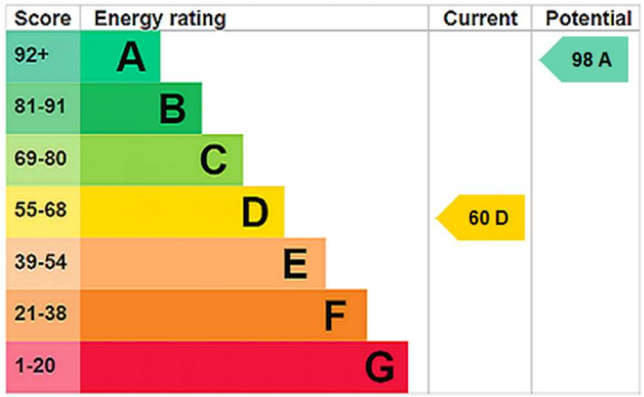


## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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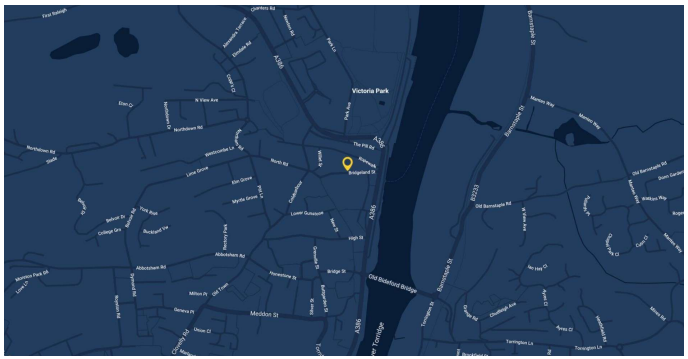
for a free conveyancing quote and mortgage advice.