



Bond
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Phillips

Changing Lifestyles

12 Chingswell Street
Bideford
Devon
EX39 2NF

Guide Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

12 Chingswell Street, Bideford, Devon, EX39 2NF

PROFESSIONAL OFFICES WITH APPROVED RESIDENTIAL CONSENT



- Professional offices with approved residential consent
- Prior Approval for conversion to a three-bedroom townhouse
 - Full Planning Permission for detached two-bedroom dwelling
 - Prominent town centre location
 - Private enclosed rear garden
- 16'6" x 16'6" double garage with electric roller door
 - Private off-road parking
- Flexible commercial or residential opportunity
 - Freehold property
- Excellent long-term development potential



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Overview

Properties combining established commercial accommodation with approved residential consent are exceptionally rare, particularly when they also benefit from a private garden, substantial garage and off-road parking.

Occupying a prominent position within the heart of Bideford's historic town centre, 12 Chingswell Street is currently arranged as spacious professional offices extending over two floors. The property offers flexible accommodation suitable for a variety of commercial and professional uses whilst benefiting from Prior Approval for conversion into an attractive 3-4 Bedroom townhouse.

One of the property's most remarkable features lies beyond the building itself. Unlike the vast majority of town centre properties, 12 Chingswell Street enjoys a private enclosed rear garden together with a 16'6" x 16'6" (5.03m x 5.03m) double garage fitted with an electric roller door and a private parking apron immediately to the front. Garaging and parking of this scale are seldom found within such a central location and significantly enhance both the property's practicality and future value.

The approved residential conversion provides buyers with the opportunity to create a distinctive town centre home whilst retaining the generous proportions of the existing building. Our marketing includes visual illustrations to demonstrate how the approved accommodation could look once completed.

The opportunity extends even further. Full Planning Permission has also been granted for the replacement of the existing garage with a detached 2 Bedroom dwelling extending to approximately 81 sq. m (873 sq. ft). The approved scheme creates exciting possibilities for additional family accommodation, guest accommodation, a home office or future investment, subject to implementation of the planning permission.

Whether your ambition is to continue operating from an established town centre office, create a unique residential home, or secure a property offering exceptional long-term flexibility and development potential, 12 Chingswell Street represents an opportunity that is genuinely difficult to replicate.

Bideford's thriving town centre provides an excellent range of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with excellent road links via the North Devon Link Road to Barnstaple, the M5 and beyond. The picturesque quayside and the renowned North Devon coastline, including Westward Ho! and Instow, are both within easy reach.

Properties offering this combination of commercial flexibility, approved residential consent, a private garden, 16'6" x 16'6" double garage with electric roller door, off-road parking and further approved development potential rarely become available. An early viewing is strongly recommended.

Rather than purchasing a property with just one purpose, 12 Chingswell Street offers buyers an opportunity that can evolve with changing business, family and lifestyle requirements.

Continue as professional offices

Convert into a spacious 3 Bedroom townhouse

Create a detached 2 Bedroom dwelling (approved planning)

Home and income potential

Multi-generational living

Home office or consulting rooms

Long-term investment opportunity

Rare town centre garden, garage and parking

Few town centre properties offer this combination of commercial flexibility, residential potential and future development opportunities.

Prior Approval has been granted for the change of use from commercial premises (Class E) to a single residential dwelling (Class C3) under Planning Reference: 1/0757/2024/COUPD. The approved scheme has been designed to retain much of the existing layout and requires only modest internal alterations, including the conversion of the existing first-floor office into a family bathroom with separate WC, retention of the existing kitchen, removal of the sliding doors to create an open-plan kitchen/dining room, the addition of a ground floor cloakroom and the closure of the existing doorway to the lounge.

In addition, full planning permission has been granted for the replacement of the existing garage with a detached 2 bedroom dwelling under Planning Reference: 1/0399/2024/FUL.

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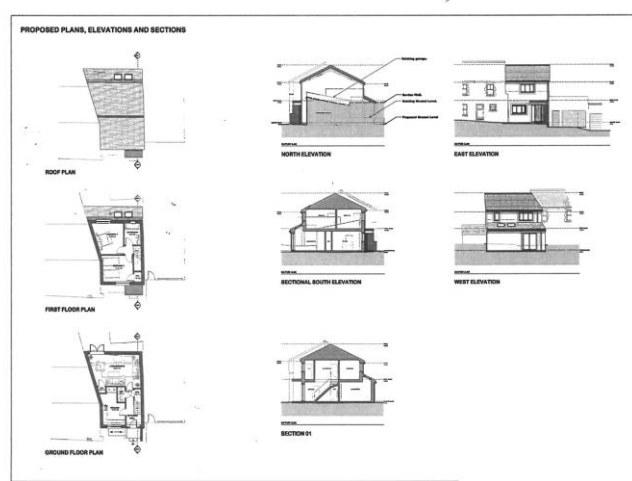
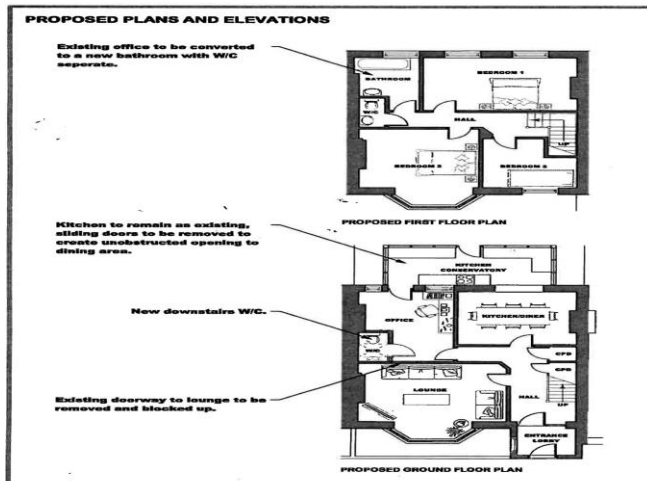
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Area Information

Steeped in history and character, the historic port town of Bideford occupies an enviable position on the banks of the River Torridge and is widely regarded as one of North Devon's most desirable places to live and work. Renowned for its historic pannier market, attractive quayside and independent spirit, the town successfully combines period charm with excellent everyday amenities.

The town centre offers a wide selection of independent shops, cafés, restaurants, pubs and supermarkets, together with primary and secondary schooling, healthcare facilities and a variety of leisure amenities. The picturesque quayside provides an attractive setting for riverside walks, whilst the nearby Tarka Trail offers miles of walking and cycling through some of North Devon's most beautiful countryside.

Bideford enjoys an outstanding coastal location, with the sandy beach at Westward Ho! just a few miles away, together with the popular villages of Instow, Appledore and the dramatic North Devon coastline. The nearby North Devon Link Road provides convenient access to Barnstaple, Junction 27 of the M5 and Tiverton Parkway railway station, offering regular rail services to Exeter, Bristol and London Paddington.

Whether you're looking to establish a business, create a unique town centre home or invest in one of North Devon's most established locations, Bideford offers an exceptional combination of lifestyle, connectivity and long-term appeal—making 12 Chingswell Street an opportunity perfectly placed to benefit from everything this thriving coastal town has to offer.

Directions

What3Words : sweeten.beaters.fortnight

From Bideford Quay travel up Bridgeland Street bearing right at the top and take the right turn onto Chingswell Street where number 12 will be immediately on your right.

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.

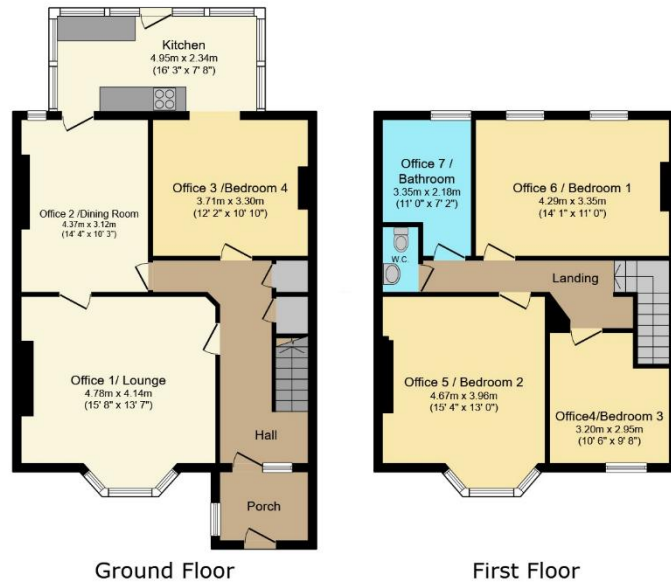
Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of 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...

5 Bridgeland Street
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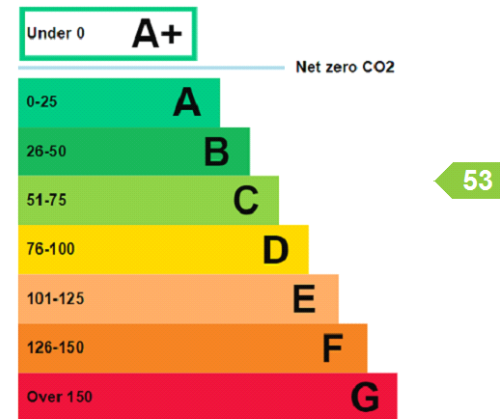
Total floor area: 137.7 sq.m. (1,482 sq.ft.)

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



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.