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Changing Lifestyles

Browns Close
Pynes Lane
Bideford
Devon
EX39 3EB

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Browns Close, Pynes Lane, Bideford, Devon, EX39 3EB

A DETACHED HOME SET IN APPROXIMATELY 0.5 ACRES WITH ANNEXE POTENTIAL



- 6 Bedrooms
- 30'6" Living Room opening onto the Balcony overlooking the gardens & towards the countryside
- Separate Dining Room
- Kitchen / Breakfast Room & separate Utility Room
- Extensive gardens, Garage, 2 Workshops
 - Flexible layout with annexe potential
 - Extensive gated off-road parking & hardstanding for a caravan, motorhome or boat
- Generous lawns, a vegetable plot & a sheltered courtyard



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Approximately 0.5 acres within Bideford town, a 30'6 Living Room and space for family, hobbies and a motorhome make Browns Close a rare find. Situated on Pynes Lane in North Devon, this 6 Bedroom detached home brings together extensive gardens, a Garage, 2 Workshops and a flexible layout with annexe potential, subject to necessary alterations and consents.

The grounds are central to the appeal. Broad lawns provide space for children's play and outdoor seating while established trees, shrubs and a vegetable plot will appeal to buyers who enjoy gardening and growing their own produce. There is also a sheltered courtyard, giving a choice of places to sit outside.

For those with practical hobbies or equipment to store, the Garage and 2 Workshops are a particularly useful addition. Gated access leads to extensive off-road parking, with further hardstanding offering space to keep a caravan, motorhome or boat at home alongside the family cars.

Inside, the 30'6" Living Room provides a generous setting for everyday family life and larger gatherings. Windows on both sides bring in natural light, with a fireplace creating a focal point while sliding doors open onto the 15' decked Balcony overlooking the gardens and surrounding rooftops towards the countryside - this is a place for morning coffee or an outdoor meal. The adjoining Dining Room gives space to eat together.

Behind the distinctive twin-bay frontage, the accommodation is arranged over 2 levels, making use of the sloping plot. There are 4 Bedrooms and a Bathroom on the main level, including attractive bay-windowed rooms. A further 2 Bedrooms and a Shower Room occupy the lower ground floor which also has external access.

This arrangement offers flexibility for visiting guests, older children or families considering living alongside relatives. The lower level provides scope to explore an annexe, subject to necessary alterations and consents. Buyers who do not need all of the bedrooms could use some of the accommodation as a study, hobby room or additional sitting room.

The Kitchen / Breakfast Room has an extensive range of fitted cupboards and work surfaces with space for a breakfast table. A separate Utility Room provides a sink, further storage and space for laundry appliances together with a separate WC.

The interiors offer scope for updating to suit the next owner's taste. With its generous grounds, adaptable accommodation and space for hobbies and vehicles, Browns Close offers plenty of opportunity to shape a home around the way you want to live.

Council Tax Band

D - Torridge District Council

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Total floor area: 217.0 sq.m. (2,335 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

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/sweat.racing.left>

From Bideford Quay continue up the High Street turning left at the top and continuing into Old Town. At the junction, continue straight onto Clovelly Road and take the second right hand turning into Waterloo Terrace. At the junction, turn right to where the property will be found immediately on your right hand side with a For Sale notice and nameplate clearly displayed.

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.

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

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Email: bideford@bopproperty.com

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Please do not hesitate to contact
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

