



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

16 Catshole Lane  
Bideford  
Devon  
EX39 3DQ

**Asking Price: £385,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



16 Catshole Lane, Bideford, Devon, EX39 3DQ

## A BEAUTIFULLY PRESENTED DETACHED HOUSE



- 4 Bedrooms (1 En-suite)
- Spacious Lounge with charming bay window overlooking the front garden
- Stunning Kitchen / Diner with doors opening to the west-facing garden
  - Private & well-established rear garden
  - Stylish Family Bathroom
- Garage En-bloc & off-road parking for 2 cars
- Located in a peaceful cul-de-sac on the outskirts of Bideford with a countryside feel
- This house offers a perfect blend of modern comfort, privacy & natural surroundings



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## Overview

**Nestled within a peaceful cul-de-sac on the outskirts of Bideford, this beautifully presented 4 Bedroom detached home enjoys a prime position within an exclusive residential development. Offering a wonderful balance between modern convenience and a tranquil countryside feel, this home provides a private retreat while remaining within easy reach of the town's amenities.**

**A paved path leads to the front door, creating a warm and inviting entrance that provides access to a Ground Floor Cloakroom. The Lounge is a welcoming and comfortable space, bathed in natural light from a charming bay window that frames pleasant views of the front garden. To the rear of the home, the stunning Kitchen / Diner is a bright and airy space, boasting a stylish range of light units, extensive work surfaces and integrated appliances, including a dishwasher, fridge / freezer, washer / dryer and a large cooker with extractor - all included in the sale. This generous space is perfect for both family meals and entertaining, with French doors seamlessly connecting to the west-facing rear garden.**

**The rear garden, itself, is a private oasis, beautifully established with an array of flowers, shrubs and ornamental trees. Offering a high degree of seclusion, it features a level lawn ideal for children to play or a serene spot for couples to relax and unwind, immersed in the soothing sounds of nature.**

**Ascending to the First Floor, 3 well-proportioned Bedrooms provide bright and breezy spaces, accompanied by a stylish Bathroom enhanced by a fantastic wall-length mirror. A practical linen cupboard houses a well-serviced Worcester boiler, while an additional storage cupboard accommodates a MegaFlo tank, ensuring efficient hot water supply throughout the home.**

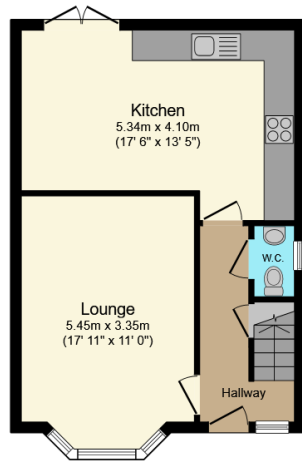
**The Second Floor is dedicated to the impressive Main Bedroom Suite, a luxurious retreat that enjoys spectacular countryside views. This spacious sanctuary benefits from a sleek En-suite Shower Room and a range of mirror-fronted wardrobes, offering ample storage and a refined finish.**

**Further enhancing the home's appeal is a middle Garage within a block of 3, complemented by off-road parking for 2 vehicles.**

**With a remarkable finish, a generous living space and a well-established private garden, this home truly has it all. Combining modern comfort with the tranquillity of nature, it offers an exceptional lifestyle opportunity in a highly desirable location.**

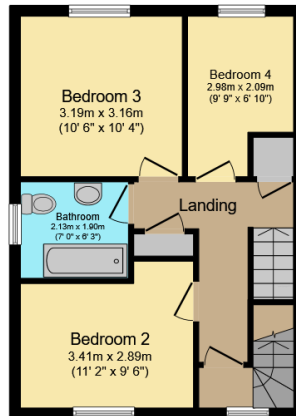
### Council Tax Band

D - Torridge District Council



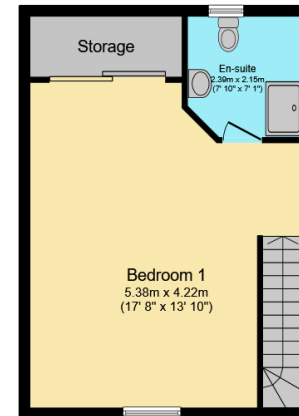
**Ground Floor**

Floor area 42.5 m<sup>2</sup> (457 sq.ft.)



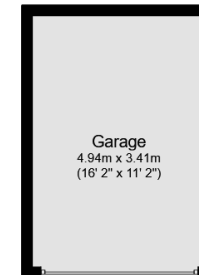
**First Floor**

Floor area 41.5 m<sup>2</sup> (447 sq.ft.)



**Second Floor**

Floor area 41.5 m<sup>2</sup> (447 sq.ft.)



**Garage**

Floor area 16.9 m<sup>2</sup> (181 sq.ft.)

**TOTAL: 142.3 m<sup>2</sup> (1,532 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](http://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

From Bideford Quay proceed up the main High Street turning left at the top. Continue through Old Town. At the pedestrian crossing, continue straight onto Clovelly Road. Catshole Lane will be found the fourth turning on your left hand side situated at the brow of the hill. Upon entering the cul-de-sac, the property will be situated on your right hand side clearly displaying a numberplate.

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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Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	