



Bond  
Oxborough  
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*Changing Lifestyles*

Northcote  
35 Abbotsham Road  
Bideford  
Devon  
EX39 3AF

**Asking Price: £399,995 Freehold**



Changing Lifestyles

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Northcote, 35 Abbotsham Road, Bideford, Devon, EX39 3AF

## A GRAND SEMI-DETACHED PERIOD FAMILY HOME



- 4 Bedrooms (1 En-suite & Dressing Room)
- Spacious Living Room with bay window & wood burning stove
- Versatile Office / Bedroom & additional Reception Room
- Kitchen / Diner with French doors to garden
  - Attractive rear garden
- Planning permission granted for off-road parking
- Loft space offering potential for conversion (subject to planning)



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## Overview

This is a fantastic opportunity to purchase a grand period residence situated on the prestigious and highly sought after Abbotsham Road. This particular house must be considered one of the premier properties, being semi-detached and benefiting from generous, highly appealing front and rear gardens.

The property has planning permission already granted to create off-road parking for 2 cars to the front of the house, which would significantly enhance its value, if undertaken. In addition to the potential parking, the property also has a Garage which is available via separate negotiation.

The home enjoys considerable kerb appeal and is currently approached via a pedestrian gate. Entry to the house, itself, is through a welcoming Entrance Porch, providing ample space for shoes, coats and outdoor gear.

The impressive Entrance Hall provides an inviting welcome, rich in decorative charm and original period features, and includes a staircase rising elegantly to the First Floor.

The grand Living Room is particularly attractive and spacious, with a wide bay window offering lovely views over the front garden. This room is further enhanced by an ornate fireplace housing a wood burning stove set upon a slate hearth with a decorative surround.

An Office / Bedroom 5 offers versatile accommodation, suitable either as a comfortable workspace or an additional bedroom, as required.

The second Reception Room is an attractive, characterful space, capable of comfortably accommodating a sizeable table for dining or providing further living accommodation.

The Kitchen / Diner forms a superb family space opening directly onto the rear garden through UPVC double glazed French doors, flooding the room with natural light. It is equipped with a range of attractive eye and base level cabinets with matching drawers, wood block work surfaces complemented by tiled splashbacks and an inset 1.5 bowl sink and drainer with mixer tap over. There is ample space for a dining table, alongside an electric Aga and an integrated fridge / freezer.

The Utility Room offers practicality, featuring a range of base level cabinets, work surfaces with inset single bowl sink and drainer, plus space for additional domestic appliances.

To the rear of the house is a useful Store Room.

The First Floor Landing is a spacious and open area illuminated by a skylight providing plentiful natural light. There is hatch access with a drop-down ladder to the loft space, offering potential for conversion into further accommodation, subject to planning permission.

Bedroom 1 benefits from a lovely bay window with original sash windows and a charming cast iron fireplace.

Bedroom 2 features a characterful cast iron fireplace with a wooden surround, and a door leading into a dedicated Dressing Room. The Dressing Room provides excellent additional space ideally suited for dressing and has an opening to the En-suite Shower Room.

Bedrooms 3 and 4 are both doubles and have feature fireplaces and fitted storage.

The Family Bathroom comprises a 'P' shaped bath with shower over, a pedestal wash hand basin and a WC. There is a heated towel rail, wooden flooring and a window to the side of the property.

Externally, the attractive rear garden is enclosed by a characterful stone wall ensuring privacy. There is a delightful patio area - ideal for outdoor seating and relaxation, complemented by an additional decked area offering further space to unwind. A stretch of lawn is bordered by attractive flower beds and includes a practical storage shed, log store and access to an outdoor WC. A gate at the rear of the garden provides convenient access to the garages situated behind the property, where the property's own Garage (available via separate negotiation) is located.

This impressive home is genuinely aspirational, offering the lucky purchaser the chance to create a truly special forever home.

### Agents Note

Please note the garage located to the rear of the property is available via separate negotiation.

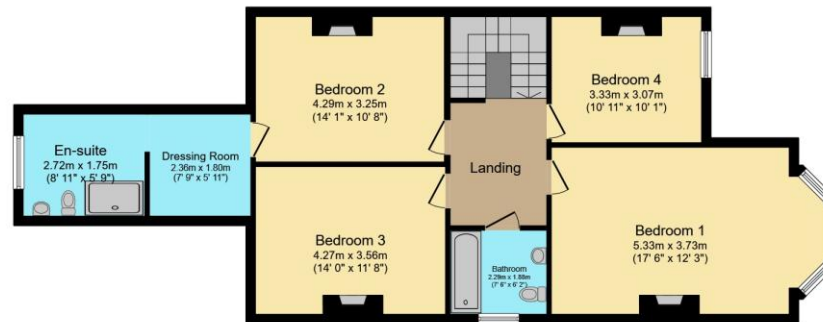
### Council Tax Band

D - Torridge District Council



**Ground Floor**

Floor area 97.8 sq.m. (1,052 sq.ft.) approx



**First Floor**

Floor area 87.0 sq.m. (936 sq.ft.) approx

Total floor area 184.8 sq.m. (1,989 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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 turn right onto High Street and proceed uphill to the very top. At the top of the hill take the left hand turning. Pass over the pedestrian crossing and take the right hand turning onto Abbotsham Road. Proceed a short distance along to where number 35 will be situated on your left 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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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>                            |                            |   |
| (69-80) <b>C</b>                            |                            | <b>79</b>   |
| (55-68) <b>D</b>                            | <b>55</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<br>2002/91/EC |  |

