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Oxborough
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Changing Lifestyles

1 Grenville Street
Bideford
Devon
EX39 2EA

Asking Price: £380,000 Freehold

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BUILDING SOCIETY



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for
Itself!*

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ANNUAL MEETING
ON PAGE FOUR

Western Counties Building Society

ASSETS	...	£629,699
ADVANCED Last Year	...	£572,05
PROFIT on Year	...	£1,939
RESERVE FUND	...	£20,566

For full particulars apply to:
The Secretary,
1, Grenville Street,
Bideford.
Telephone 90



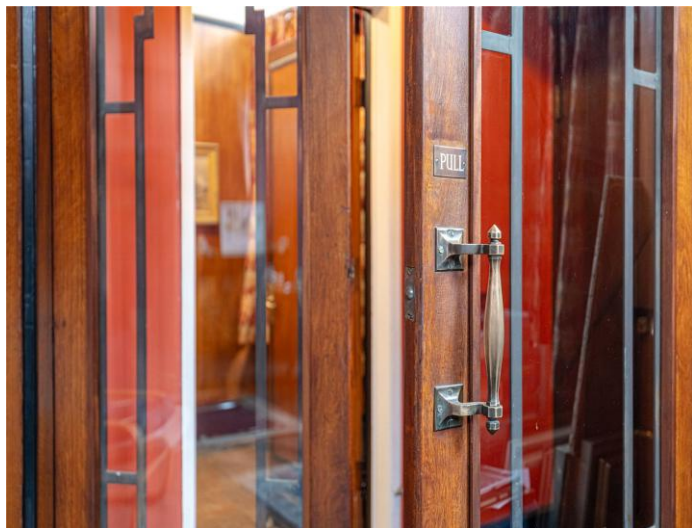
Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Grenville Street, Bideford, Devon, EX39 2EA

A GRADE II LISTED WITH HISTORIC ART-DECO CHARM & MODERN UPDATES

- 1 Bedroom with En-suite Bathroom
- Stylish & versatile living space with tall ceilings & original detailing
- Well-appointed Kitchen & Dining area
- A striking example of historic architecture seamlessly blended with modern living
- This remarkable property offers something truly special
- Prime location with Bideford Quay, a selection of independent cafés, shops & transport links within easy walking distance



This Grade II listed 1 Bedroom home, set in the heart of Bideford, is a striking example of historic architecture seamlessly blended with modern living. The property retains much of its distinctive character while offering a thoughtfully designed interior suited to contemporary lifestyles.

Stepping inside, the ground floor features a stylish and versatile living space with tall ceilings and original detailing, creating an inviting and characterful atmosphere. Moving up to the first floor, you'll find a well-appointed kitchen and dining area, designed to respect the property's heritage while providing the functionality needed for modern-day living. Ample worktop and storage space make this a practical yet charming part of the home.

One of the most impressive features of this unique residence is the staircase, which has been cleverly extended upwards to create a 3-storey stairwell, in keeping with the original design. This leads to the top floor, where the former loft space has been transformed into an expansive master suite. This open-plan retreat enjoys plenty of natural light and benefits from a luxurious en-suite bathroom, complete with both a bathtub and a separate shower - perfect for relaxing in style.

The property has undergone extensive modernisation, including a full rewire with ample sockets and dimmer switches for convenience, as well as an efficient gas combination boiler for heating and hot water.

While the home does not include parking or a garden, its prime location ensures that Bideford Quay, a selection of independent cafés, shops and transport links are all within easy walking distance. Not to mention it shares a square with Bideford Pannier Market, the heart of specialist independent crafts in the town.

Whether you're searching for a distinctive home filled with history or a unique investment opportunity, this remarkable property offers something truly special. Viewings are highly recommended to appreciate the charm and character on offer.

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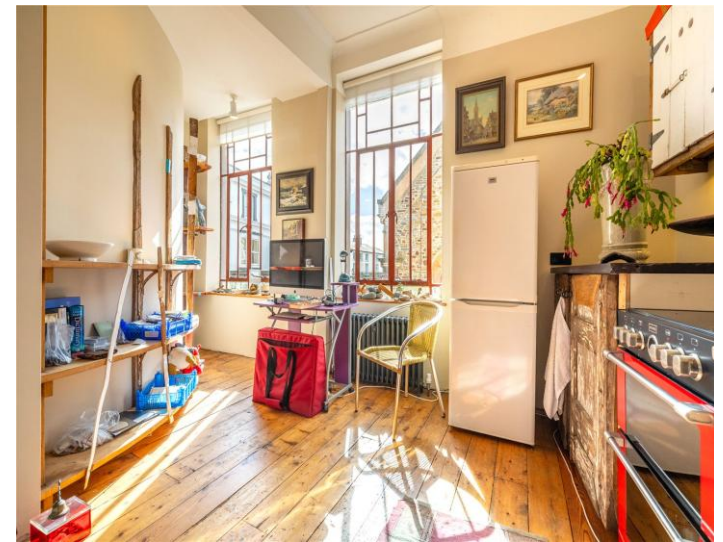


Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether 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.



Internal Description

Bank Foyer (Studio Room)

This impressive room accessed through ornate French doors was once the bank's main foyer, and welcomes visitors with its high ceilings and light flooding in from the street above. One of the standout features of this room is the moulded-concrete parquet-imitation flooring, which was popular in art-deco design, providing a glimpse into the innovations being made in 20th century material science and design.

The Vault (Store Room 1)

This room was once the vault, evident from the iron bars dividing the room. Now provides an ideal storage room for the current owner. This whole area of the ground floor, including the downstairs shower room, is of an industrial chic design, reflecting an interesting duality between what was the public facing foyer and the utilitarian back-rooms.

The Boardroom (Lounge)

This room, once the boardroom for WCBS and still displaying that signage on the door, now forms an opulent living area for the current owner. Its rounded walls give an "oval-office" feel to the room, which is still teeming with original character features such as the art-deco velum lampshades that've been carefully restored. All original windows allow light to flood the room, and provide views over the rooftops to the North Devon countryside.

Secretary's Office (Kitchen)

What was the secretary's office has been converted to a large, well-equipped kitchen. Thanks to a previous owner, the cupboards and counters are all exceptionally crafted with reclaimed wood, creating a fascinating and reassuringly sustainable space to cook and dine. Like the boardroom, this room is naturally well lit from the large, charming original windows along the building's South side.

The Master Suite

A living area fit for a King. Or a bank director. Or an eccentric bachelor. Or a couple together to appreciate the luxurious and unparallel prestige of this historic property. At the highest floor of 1 Grenville Street, it's a master-class in open plan design.

Agents Note

EPC Exempt. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Council Tax Band

B - Torridge District Council

Viewing Stipulations

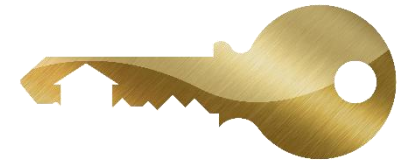
We expect this property to gather significant attention due to its individualism - so with consideration for the current owner we wish to make prospective viewers aware of the following stipulations:

- Applicants must be in a proceedable position to view
- Viewing parties of no more than two people
- You must remain with the agent at all times (We expect this viewing any properties with us)
- No children
- No pets

Out of respect for the current owner and their property, we reserve the continuous obligation to summarily end or cancel any viewings if these requests aren't adhered to.



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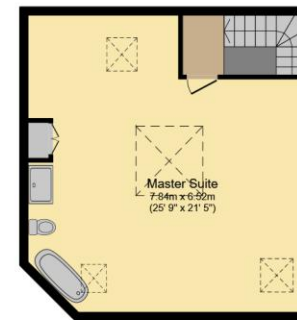
Ground Floor

Floor area 94.0 sq.m. (1,012 sq.ft.)



First Floor

Floor area 52.2 sq.m. (562 sq.ft.)



Second Floor

Floor area 52.4 sq.m. (564 sq.ft.)

Total floor area: 198.6 sq.m. (2,138 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



Directions

From Bideford Quay, proceed up the High Street until you reach the left turning onto Grenville Street. Proceed until you reach 1 Grenville Street on your right hand side on the corner of the Pannier Market square. It's the only art-deco building in town so it'll stand out. If you're driving, continue onto Market Place and take a left, downwards onto Bridge Street, where you'll find pay & display parking on your left, a very short walk back to the property.

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 & 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 able 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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Devon

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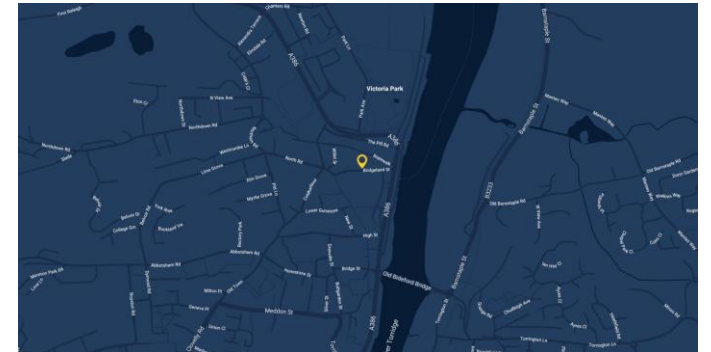
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